



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
April 25, 2018 6:30 pm



1. CALL MEETING TO ORDER*
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
 - A. Wednesday, April 11, 2018
4. COMMUNICATIONS
 - A. David E. Pierson, RE: ZBA #18-04-25-1
5. UNFINISHED BUSINESS
6. NEW BUSINESS

A. ZBA CASE NO. 18-04-25-1 (SAROKI), 3650 STALLION WAY, COMMERCE, MI, 48382

DESCRIPTION: 1619 Haslett Road
TAX PARCEL: 10-430-009
ZONING DISTRICT: C-2 (Commercial)

Request to appeal the approval of Site Plan Review (SPR #18-03) to redevelop the Haslett Marathon gas station at 1619 Haslett Road.

7. OTHER BUSINESS
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT
11. POSTSCRIPT – Kenneth Lane

Variance requests may be subject to change or alteration upon review of request during preparation of the staff memorandum. Therefore, Sections of the Code of Ordinances are subject to change. Changes will be noted during public hearing meeting.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

Providing a safe and welcoming, sustainable, prime community.



**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING MINUTES ***APPROVED***
5151 MARSH ROAD, OKEMOS MI 48864-1198
517.853.4000
WEDNESDAY, March 28, 2018**

PRESENT: Members Jackson, Ohlrogge, Rios, Lane, Chair Beauchine

ABSENT: None

STAFF: Mark Kieselbach, Director of Community Planning and Development, and Keith Chapman, Assistant Planner

1. CALL MEETING TO ORDER

Chair Beauchine called the meeting to order at 6:30 p.m.

2. ELECTION OF OFFICERS

MEMBER OHLROGGE MOVED TO HAVE THE ELECTION OF OFFICERS AT THE NEXT MEETING.

SECONDED BY MEMBER JACKSON.

VOICE VOTE: Motion carried unanimously.

3. APPROVAL OF AGENDA

MEMBER OHLROGGE MOVED TO APPROVE THE AGENDA.

SECONDED BY MEMBER JACKSON.

VOICE VOTE: Motion carried unanimously.

4. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

Wednesday, February 14, 2018

MEMBER JACKSON MOVED TO APPROVE THE MINUTES OF WEDNESDAY FEBRUARY 14, 2018 AS WRITTEN.

SECONDED BY MEMBER OHLROGGE.

VOICE VOTE: Motion carried unanimously.

5. COMMUNICATIONS

Chair Beauchine stated all of the communications were in reference to CASE NO 18-02-14-1.

1. John Booth & Rosemary O'Brian, 2564 Koala Drive, RE: ZBA #18-02-14-1
2. Ronald & Beverly Bishop, 2576 Koala Drive, RE: ZBA #18-02-14-1
3. Laurie Ludington, 2558 Koala Drive, RE: ZBA #18-02-14-1
4. Linda Becker, 2540 Koala Drive, RE: ZBA #18-02-14-1
5. Odd Fellows Contracting Inc., 996 Glaser Road, Williamston, MI, RE: ZBA #18-02-14-1

6. UNFINISHED BUSINESS

None.

7. NEW BUSINESS

A. ZBA CASE NO. 18-02-14-1 (COMPARONI), 2569 KOALA DRIVE, EAST LANSING, MI, 48823

DESCRIPTION: 2569 Koala Drive
TAX PARCEL: 17-280-015
ZONING DISTRICT: RA (Single Family, Medium Density)

The applicants are requesting the Zoning Board of Appeals (ZBA) to rehear a previously denied variance in accordance with the following section of the Code of Ordinances:

Section 86-225 – No application, which has been denied wholly or in part by the Zoning Board of Appeals, shall be resubmitted until the expiration of one year or more from the date of such denial, except on grounds of newly discovered evidence or proof of changed circumstances found by the Zoning Board of Appeals to be sufficient to justify consideration.

If the ZBA decides to rehear the case then the request is for variances from the following sections of the Code of Ordinances:

Section 86-373(e)(5)(c). Rear Yard. For lots up to 150 feet in depth, the rear yard shall not be less than 30 feet in depth.

Section 86-373(e)(4). Maximum Lot Coverage. All buildings including accessory buildings shall not cover more than 30% of the total lot area.

The applicant is requesting to construct a 235 square foot building addition with the closest point being 1 foot from the rear property line.

Chair Beauchine asked the applicant or the applicant's representative to present the rationale for the Zoning Board of Appeals (ZBA) rehearing the case.

Mrs. Comparoni, the applicant, 2569 Koala Drive East, Lansing, stated she had prepared photos and plans for the addition. She also provided a letter from the Bear Lake Home Owners Association Board and letters of support from her neighbors.

Mr. Comparoni, the applicant, 2569 Koala Drive East, Lansing, also replied they have additional information with diagrams pertaining to setbacks in the neighborhood and how they were treated.

MEMBER OHLROGGE MOVED TO REHEAR THE CASE BASED ON THE NEWLY PROVIDED MATERIAL.

SECONDED BY MEMBER RIOS.

Chair Beauchine stated the letter of support from the Bear Lake Homeowners Association (BLHOA) was a determining factor to rehear the case.

Member Jackson added the easement agreement codified the use of the commons area.

ROLL CALL TO VOTE: YES: Members, Ohlrogge, Jackson, Lane, Rios and Chair Beauchine.
NO: None.
Motion carried unanimously.

Assistant Planner Chapman outlined the case for discussion.

Chair Beauchine opened the floor for public remarks.

Craig Newman, President of BLHOA and representing the BLHOA Board, 2537 Kodiak Drive, East Lansing, commented on the letter of support from BLHOA to extend the addition into the commons area by creating an easement agreement. He stated the BLHOA Board was in unanimous support of the variance request.

Chair Beauchine closed public remarks.

Chair Beauchine replied he appreciated the letter from the BLHOA and the president of the BLHOA being present. He added there were unique circumstances related to the subject property and the addition.

Member Ohlrogge stated the additional material and the letter from the BLHOA gave her a clearer understanding of the request.

Member Jackson commented with the letter and the easement agreement from the BLHOA, she was in support of granting the variances.

MEMBER RIOS MOVED TO APPROVE THE REQUEST FROM SECTION 86-373(E)(5)(C) AND SECTION 86-373(E)(4).

SECONDED BY MEMBER JACKSON.

ROLL CALL TO VOTE: YES: Members, Ohlrogge, Jackson, Lane, Rios and Chair Beauchine.
NO:
Motion carried unanimously

B. ZBA CASE NO. 18-03-28-1 (MILLER), 292 EAST SHOESMITH ROAD, HASLETT, MI, 48840

DESCRIPTION:	6115 Marsh Road
TAX PARCEL:	03-326-018
ZONING DISTRICT:	RB (Single Family, High Density)

The applicant is requesting a variance from the following section of the Code of Ordinances:

Section 86-374(d)(5)(a). Front yards. In accordance with the setback requirements of Section 86-367 for the type of street upon which the lot fronts. 100 Feet.

The applicant is requesting to construct a 400 square foot attached garage with the closest point being 94.7 feet from the centerline of the right of way.

Assistant Planner Chapman outlined the case for discussion.

Chair Beauchine asked the applicant or the applicant's representative if they would like to address the ZBA.

Brian Miller, the applicant's representative, 292 Shoemith Road Haslett, added the variance of 5.3 feet is for the northeast corner of the garage.

Chair Beauchine opened public remarks and seeing none closed public remarks.

Member Lane stated the lot was narrow and attaching a garage to the front of the house appears to be the only feasible location. He added with a smaller garage it would not intrude on adjacent properties.

Member Ohlrogge replied the circumstance was unique due to the angle of the road, and she did not see a safety issue with granting the request.

MEMBER LANE MOVED TO APPROVE THE REQUEST FROM SECTION 86-374(D)(5)(A).

SECONDED BY MEMBER RIOS.

Member Ohlrogge read review criteria two from (Section 86-221 of the Zoning Ordinance) which states these special circumstances are not self-created. She agreed the request was not self-created.

Member Ohlrogge read review criteria three which states strict interpretation and enforcement of the literal terms and provisions of the Ordinance would result in practical difficulties. She replied without the request being granted it would result in a practical difficulty, as having a garage is a safety factor in Michigan.

Member Ohlrogge read review criteria four which states the alleged practical difficulties, which will result from a failure to grant the variance, would unreasonably prevent the owner from using the property for a permitted purpose. She stated a garage is an important part of a house.

Member Ohlrogge read review criteria five which states granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice. She commented the applicant had proposed a smaller garage which met the minimum action. She added having a garage during the winter is a necessity.

Member Ohlrogge read review criteria six which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property. She stated the variance would not affect adjacent land or the essential character in the vicinity.

Member Ohlrogge read review criteria seven which states the conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable. She replied the lot is at an angle to the road and granting the request would not impact travel along Marsh.

Chair Beauchine read review criteria eight which states granting the variance will be generally consistent with public interest, the purposes and intent of this Zoning Ordinance. He stated the request met the criteria.

ROLL CALL TO VOTE: YES: Members, Ohlrogge, Jackson, Lane, Rios and Chair Beauchine.

NO:

Motion carried unanimously

C. ZBA CASE NO. 18-03-28-2 (MARQUIE & PETERSON), 4565 HAWTHORNE LANE, OKEMOS, MI, 48864

DESCRIPTION: 4565 Hawthorne Lane

TAX PARCEL: 20-378-008

ZONING DISTRICT: RR (Rural Residential)

The applicant is requesting a variance from the following section of the Code of Ordinances:

Section 86-565(1), No accessory building shall project into any front yard.

The applicant is requesting to construct a 280 square foot accessory building (garage) that will project 125 feet into the front yard.

Assistant Planner Chapman outlined the case for discussion.

Chair Beauchine asked the applicant or the applicant's representative if they would like to address the ZBA.

Steve Marquie and Georgia Peterson, the applicants, 4565 Hawthorne Lane, Okemos, replied the request was for the construction of a small workshop next to the existing garage. He added he had support from neighbors in the area and due to the topography and floodplain the proposed site was the best location.

Chair Beauchine open public remarks and seeing none closed public remarks.

Member Jackson stated with the exception of the house and front yard the rest of the property was in the floodplain, which could be considered a unique circumstance.

Member Ohlrogge stated the shape of the lot was unusual and there was no other location for the shed.

Member Jackson read review criteria two from (Section 86-221 of the Zoning Ordinance) which states these special circumstances are not self-created. She agreed the circumstances were not self-created.

Member Jackson read review criteria three which states strict interpretation and enforcement of the literal terms and provisions of the Ordinance would result in practical difficulties. She stated there was no other location on the property for the accessory building.

Member Jackson read review criteria four which states the alleged practical difficulties, which will result from a failure to grant the variance, would unreasonably prevent the owner from using the

property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome. She said an accessory building was a permitted use in the zoning district.

Member Jackson read review criteria five which states granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice. She replied granting the variance was the minimum action necessary.

Member Jackson read review criteria six which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property. She added the accessory building was located away from the adjacent properties.

Member Jackson read review criteria seven which states the conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable. She commented the request was not general or recurrent in nature.

Member Jackson read review criteria eight which states granting the variance will be generally consistent with public interest, the purposes and intent of this Zoning Ordinance. She agreed the review criteria had been met.

MEMBER JACKSON MOVED TO APPROVE THE REQUEST FROM SECTION 86-565(1).

SECONDED BY MEMBER OHLROGGE.

ROLL CALL TO VOTE: YES: Members, Ohlrogge, Jackson, Lane, Rios and Chair Beauchine.

NO:

Motion carried unanimously

D. ZBA CASE NO. 18-03-28-3 (FEARON), 4749 CENTRAL PARK DRIVE SUITE B, OKEMOS, MI, 48864

DESCRIPTION:	4749 Central Park Drive Suite B
TAX PARCEL:	22-401-008
ZONING DISTRICT:	C-2 (Commercial)

The applicant is requesting a variance from the following section of the Code of Ordinances:

Section 86-402(17). Maximum percentage of impervious surface permitted on a site shall be seventy percent (70%). Impervious surfaces shall include all land covered with paving and buildings. The impervious surface shall be calculated by dividing the total impervious surface by the gross area of the site.

The applicant is requesting to construct a 180 square foot deck addition that will increase the impervious surface of the site to 75.03 percent.

Assistant Planner Chapman outlined the case for discussion.

Chair Beauchine asked the applicant or the applicant's representative if they would like to address the ZBA.

Shawn Fearon, the applicant, 5050 Wardcliff Drive, East Lansing, stated the additional seating area would be used for outdoor dining. He added when the current deck was built it was to accommodate a sandwich shop. He stated the request is for less than .5% to expand the deck for additional seating of 12 patrons.

Chair Beauchine open public remarks and seeing none closed public remarks

Member Ohlrogge asked about the various types of impervious surfaces standards.

Director Kieselbach replied the prior zoning districts NS (Neighborhood Service) and CS (Community Service) allowed 75 percent impervious surface coverage but the current commercial zoning districts C-1, C-2 and C-3 allow 70 percent impervious surface coverage.

Member Jackson asked the applicant about the material of the sidewalk in the northwest corner of the property and the deck.

Mr. Fearon stated the sidewalk was concrete and the deck would be wood.

Member Ohlrogge asked if rain water would drain off the deck through the cracks.

Mr. Fearon replied yes.

Chair Beauchine stated the ZBA could add a condition that no concrete could be installed under the new deck.

Member Jackson asked Mr. Fearon if he planned to install a cover over the deck.

Mr. Fearon stated he did not since the trees in that area provide shade for the deck.

MEMBER RIOS MOVED TO APPROVE THE REQUEST FROM SECTION 86-402(17) WITH THE AREA UNDER THE DECK TO REMAIN PERVIOUS IN NATURE.

SECONDED BY MEMBER LANE.

Member Lane read review criteria one from (Section 86-221 of the Zoning Ordinance) which states unique circumstances exist that are peculiar to the land or structure that is not applicable to other land or structures in the same zoning district. He stated the ZBA had concluded there was a unique circumstance related to the subject property.

Member Lane read review criteria two which states these special circumstances are not self-created. He commented it was a true statement.

Member Lane read review criteria three which states strict interpretation and enforcement of the literal terms and provisions of the Ordinance would result in practical difficulties. He replied the size of the current deck is too small to be utilized for a full service restaurant, which creates a practical difficulty.

Member Lane read review criteria four which states the alleged practical difficulties, which will result from a failure to grant the variance, would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily

burdensome. He stated the current deck was created for outdoor seating and expanding the deck would allow for extra seating for the full service restaurant.

Member Lane read review criteria five which states granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice. He stated he did not see the addition to the deck as a safety issue and the deck is being constructed at the rear of the property.

Member Lane read review criteria six which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property. He replied the deck would not be noticeable.

Member Lane read review criteria seven which states the conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable. He stated the request was not recurrent in nature, as there is a unique circumstance.

Member Lane read review criteria eight which states granting the variance will be generally consistent with public interest, the purposes and intent of this chapter. He stated granting the variance would be consistent with public interest as long as the land under the deck remains pervious.

ROLL CALL TO VOTE: YES: Members, Ohlogge, Jackson, Lane, Rios and Chair Beauchine.

NO: None.

Motion carried unanimously.

8. UNFINISHED BUSINESS

None.

9. OTHER BUSINESS

None.

10. PUBLIC REMARKS

None.

11. BOARD MEMBER COMMENTS

Member Ohlogge commented having all materials for the first case was extremely helpful in making a determination.

12. ADJOURNMENT

Chair Beauchine adjourned the meeting at 7:35 p.m.

13. POST SCRIPT – Chair Beauchine

Respectfully Submitted,

Rebekah Kelly
Recording Secretary

McCLELLAND & ANDERSON, L.L.P.
ATTORNEYS AT LAW

GREGORY L. McCLELLAND
GAIL A. ANDERSON
DAVID E. PIERSON
MELISSA A. HAGEN

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BERNARDO A. BALLESTEROS

April 20, 2018

Via Email

Zoning Board of Appeals
Meridian Township
5151 Marsh Rd.
Okemos, MI 48864

Re: Appeal of Site Plan Approval for Site Plan #18-03

Ladies and Gentlemen:

I am writing on behalf of Robert Saroki to address the reasons that the appeal by Shop Town, LLC should be denied.

The Zoning Board of Appeals should deny the appeal by Shop Town because (1) the ZBA lacks the authority to change the Commercial Planned Unit Development (C-PUD) approved by the Township Board. Further, (2) the ZBA has no authority to hear Shop Town's appeal: Shop Town failed to appeal the C-PUD approval and cannot use an appeal of a site plan approval by the Director of Community Planning and Development (the Director) as a substitute. Finally, (3) the plan meets the requirements of the ordinance.

I. The C-PUD Approval by the Township Board.

Every element to which Shop Town objects was approved in the Commercial Planned Unit Development approval by the Township Board on June 6, 2017 and October 3, 2017 (Exhibit A), under Section 86-444 of the Township ordinance. The decisions of the Director in reviewing and approving the site plan were required to conform to the C-PUD approval by the Township Board. Neither the Director nor the ZBA is authorized by ordinance or statute to change those site plan elements, on which the Township Board conditioned its approvals:

(8) Any condition imposed upon a commercial PUD shall be part of the record and remain unchanged, unaltered, and not expanded upon, unless the change, alteration or expansion of a condition(s) is reviewed and authorized by the Township Board. The Township shall maintain a record of conditions which are changed.

In sum, the Director and ZBA lack the authority to take the actions that Shop Town requests.

II. Appeal to the ZBA of the C-PUD Approval by the Township Board.

The ZBA also lacks the authority to hear Shop Town's appeal. The Township Board's approval was final when made. No appeal of that decision to the ZBA is authorized by state law or the Township ordinance¹. Shop Town could have appealed the C-PUD decision to the circuit court, but failed to do so. It cannot use an appeal of the site plan approval by the Director, which was required by law to conform to all of the elements approved by the Township Board, to change that result.

III. The Site Plan Meets the Requirements of the Ordinance.

Moreover, the site plan is not deficient in the ways that Shop Town complains.

1. Storm water drainage facilities: The Ingham County Drain Commissioner set out the terms for approval of the site plan, with conditions as shown in Exhibit B, to drain to the Nemoka Drain. The storm water drainage facilities were also shown as part of the site plan approved as a C-PUD by the Township Board. The waiver for impervious surface, recognizing the effects on storm water drainage, was approved explicitly as part of the C-PUD; the Township Board itself requested the installation of additional pavement, increasing the amount of impervious surface coverage.

2. Access and circulation were reviewed and approved by the Township Board. Access to the site, as well as to the other adjoining properties, including Shop Town, is by the same shared access platted in 1942 as Edson Street as part of the Ennis Subdivision (Exhibit C). Edson Street was vacated as a *public* road in 1979 by the Ingham County Road Commission, but still provides access for the lots within the subdivision, including this site, under Michigan law. *2000 Baum Family Trust v Babel*, 488 Mich 136, 152 (2010), as quoted and relied upon in *Tress v Roscommon County Road Commission*, (unpublished decision of the Court of Appeals, No. 331230, May 9, 2017, p 4, attached as Exhibit D. All of the lots have long used and relied upon that shared access, as a property right.

The increased traffic, as reviewed by Traffic Engineering Associates, Inc. will not exceed 100 vehicle trips during the peak hour of the adjacent roadway, the specific threshold under the ordinance for a traffic study (Section 86-444(4)).

3. Parking. The C-PUD ordinance authorizes the Township Board to waive conditions of the zoning ordinance including parking (see Section 86-444 (b); 86-444(4)1.xi.F.),

¹ "For special land use and planned unit development decisions, an appeal may be taken to the zoning board of appeals only if provided for in the zoning ordinance." MCL 125.3603. The Township ordinance does not provide for such an appeal. See, Section 86-62 (b) of the Township ordinance.

as the Township Board did explicitly in this case. The parking exceeds that which was available previously on the site.

4. Compatibility of new structures and waiver of setbacks. The C-PUD exactly addresses these issues and the Township Board considered an entire separate submission for the streetscape and building elevations (as shown in Exhibit A), after the Township Board itself requested changes to the site plan specifically to put the buildings at the street, a change from the application and from the site plan considered and recommended by the Planning Commission. Those changes followed the standards in the C-PUD ordinance calling for adherence to smart growth principles and a preference for parking in the rear. The C-PUD ordinance authorizes the Township Board to waive conditions of the zoning ordinance including setback (see Section 86-444 (b); Section 86-444(4)1.xi.B.)

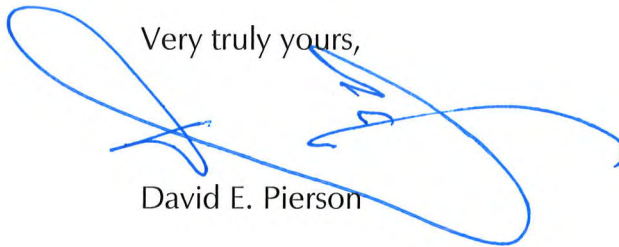
5. Contamination. The property is, in fact, contaminated from a prior use and that fact was an explicit consideration in the review and approval of the C-PUD plan as reflected in Exhibit E, from PM Environmental:

During the Meridian Township Board meeting on Tuesday, April 18, 2017, the potential for reducing the proposed pavement surface cover was discussed. However, to ensure that CBG Holdings, LLC can meet its due care obligations and to prevent exacerbation of existing contamination via increased water infiltration through residual soil contamination at the subject property, PM does not recommend any reduction in the proposed surface pavement cover or proposed building foundation cover.

In other words, the site plan, as approved by the Township Board addresses the contamination issues directly.

For all of these reasons the appeal should be denied, and we look forward to answering any questions at the hearing.

Very truly yours,



David E. Pierson

DEP/cko
Enclosures

EXHIBIT A



June 9, 2017

Robert Saroki
3650 Stallion Way
Commerce, MI 48382

Dear Mr. Saroki:

RE: Commercial Planned Unit Development (CPUD) #17014

At its meeting on June 6, 2017 the Township Board voted to approve Commercial Planned Unit Development #17014 to redevelop the Haslett Marathon and construct an approximate 6,622 square foot gasoline station (with convenience store and motor vehicle repair shop) and 3,300 square foot pump canopy. Approval of the CPUD was subject to the following conditions:

1. The approval is based on the revised site plan prepared by Kebs, Inc., dated May 24, 2017 and received by the Township on May 26, 2017, subject to revisions as required.
2. The approval is based on the building elevations and floor plans prepared by Serra-Marko & Associates dated June 5, 2017 and received by the Township on June 6, 2017, subject to revisions as required.
3. Approval is subject to one or more amenities. The applicant proposes the following amenities: rehabilitation of degraded site and outdoor seating.
4. The waivers requested for building perimeter landscaping, building and parking lot setbacks, impervious surface, loading space, freestanding sign, and parking are approved as depicted on the site plan prepared by Kebs, Inc. dated May 24, 2017 and received by the Township on May 26, 2017.
5. The wall signs proposed on the building as depicted on the building elevations prepared by Serra-Marko & Associates dated June 5, 2017 and received by the Township on June 6, 2017 shall not exceed the total square footage provided by the lineal feet of building frontage occupied as identified in Section 86-687(3)(b) of the Code of Ordinances.
6. Site accessories such as benches, trash and recycling receptacles, exterior lighting fixtures, and bicycle racks shall be of commercial quality and complementary with the building design and style. Proposed site accessories shall be subject to approval by the Director of Community Planning and Development.
7. Site and building lighting shall comply with Article VII in Chapter 38 of the Code of Ordinances and are subject to the approval of the Director of Community Planning and Development. LED lighting is recommended for use where feasible.



8. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape material selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.
9. The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, Michigan Department of Environmental Quality, the Township, and all other relevant agencies. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
10. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.
11. Copies of the site plan information and construction plans for the project shall be provided in an AutoCAD compatible format to the Township Engineering staff.
12. Any future building addition or expansion will require a modification to the Commercial Planned Unit Development #17014.
13. Approval of the streetscape between the store and the curb line along Marsh Road and Haslett Road is contingent upon additional planning between the applicant and Township staff, subject to approval of the Township Board.
14. The Township Board desires to see a streetscape based on best practices for complete streets, which includes: curb to store front sidewalk, street trees, rain gardens, and street lighting.

Construction related to the CPUD must commence within 24 months from June 6, 2017, the date the Township Board approved request or such approval shall be void. If construction has not commenced within the 24 month time period, an extension may be requested in writing and submitted to the Township prior to the expiration date. An extension is subject to the Township Board's approval. All construction related to the CPUD must be completed within 36 months from the date of Township Board approval or within 48 months if an extension has been granted.

If you have any questions regarding this matter, please contact me at (517) 853-4506 or kieselbach@meridian.mi.us.

Sincerely,

Mark Kieselbach

Director of Community Planning and Development

CC: Jeff Kyes, Kebs, Inc.
John Heckaman, Chief Building Official
Derek Perry, Assistant Township Manager/Director of PW & Eng.

RESOLUTION TO APPROVE
REVISED

Commercial Planned Unit Development #17014
(Saroki)

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 6th day of June, 2017, at 6:00 p.m., Local Time.

PRESENT: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson,
Opsommer, Sundland

ABSENT: None

The following resolution was offered by Treasurer Brixie and supported by Trustee Opsommer.

WHEREAS, Robert Saroki has submitted a request to establish a commercial planned unit development (C-PUD) at 1619 Haslett Road; and

WHEREAS, the redevelopment plan for the property includes demolition of the existing service station and pump canopy and construction of a new 4,343 square foot gasoline station with a convenience store and motor vehicle repair shop and new 3,300 square foot pump canopy; and

WHEREAS, the 0.81 acre subject site is appropriately zoned C-2 (Commercial), which allows for a commercial planned unit development; and

WHEREAS, the Planning Commission held a public hearing on the request at its regular meeting on February 13, 2017 and recommended approval (8-0) on March 13, 2017; and

WHEREAS, the Township Board held a public hearing on the request at its meeting on April 18, 2017, discussed the commercial planned unit development at its regular meeting on May 16, 2017, and has reviewed the information forwarded by staff under cover memorandums dated April 18, 2017 and May 11, 2017; and

WHEREAS, the commercial planned unit development ordinance is intended to provide reasonable flexibility for redevelopment of commercial sites to ensure the continuing economic viability of the Township's commercial areas; and

WHEREAS, the proposed commercial planned unit development will be harmonious and appropriate with the existing and intended character of adjacent commercial developments surrounding the subject site; and

WHEREAS, the requested waivers for building perimeter landscaping, building and parking lot setbacks, impervious surface, loading space, signage, and parking are necessary to facilitate redevelopment of the site due to constraints related to the size of the property, the nature of the use, and proximity to adjacent road rights-of-way; and

WHEREAS, the proposed commercial planned unit development is and will be adequately served by public water and sanitary sewer; and

6.6.17
12A

Resolution to Approve (Revised)

C-PUD #17014 (Saroki)

Page 3

9. The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, Michigan Department of Environmental Quality, the Township, and all other relevant agencies. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
10. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.
11. Copies of the site plan information and construction plans for the project shall be provided in an AutoCAD compatible format to the Township Engineering staff.
12. Any future building addition or expansion will require a modification to the Commercial Planned Unit Development #17014.
13. Approval of the streetscape between the store and the curb line along Marsh and Haslett Road is contingent upon additional planning between the applicant and Township staff, with approval of the Board.
14. The Board desires to see a streetscape based on best practices for complete streets, which includes: curb to storefront sidewalk, street trees, rain gardens and streetlighting.

YEAS: Supervisor Styka, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer

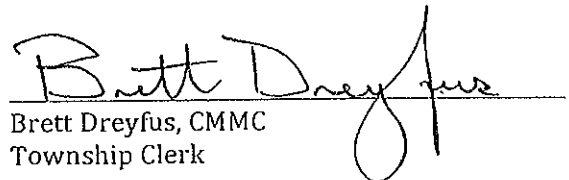
NAYS: Clerk Dreyfus, Trustee Sundland

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 6th day of June, 2017.


Brett Dreyfus, CMMC
Township Clerk

RESOLUTION TO APPROVE

Commercial Planned Unit Development #17014
(Saroki)

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 13th day of March, 2017, at 7:00 p.m., Local Time.

PRESENT: Commissioners Cordill, DeGroff, Ianni, Lane, Premoe, Richards, Scott-Craig and Tenaglia

ABSENT: Commissioner Baruah

The following resolution was offered by Commissioner Premoe and supported by Commissioner Lane.

WHEREAS, Robert Saroki has submitted a request to establish a commercial planned unit development (C-PUD) at 1619 Haslett Road; and

WHEREAS, the redevelopment plan for the property includes demolition of the existing service station and pump canopy and construction of a new 5,504 square foot gasoline station with a convenience store and motor vehicle repair shop and new 3,480 square foot pump canopy; and

WHEREAS, the 0.81 acre subject site is appropriately zoned C-2 (Commercial), which allows for a commercial planned unit development; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on February 13, 2017, discussed the project at meetings on February 27, 2017 and March 13, 2017, and has reviewed staff material forwarded under staff memorandums dated February 9, 2017, February 23, 2017, and March 8, 2017; and

WHEREAS, the commercial planned unit development ordinance is intended to provide reasonable flexibility for redevelopment of commercial sites to ensure the continuing economic viability of the Township's commercial areas; and

WHEREAS, the proposed commercial planned unit development will be harmonious and appropriate with the existing and intended character of adjacent commercial developments surrounding the subject site; and

WHEREAS, the requested waivers for building perimeter landscaping, building and parking lot setbacks, impervious surface, loading space, and parking are necessary to facilitate redevelopment of the site due to constraints related to the size of the property, the nature of the use, and proximity to adjacent road rights-of-way; and

WHEREAS, the proposed commercial planned unit development is and will be adequately served by public water and sanitary sewer; and

WHEREAS, investment in the proposed redevelopment project is consistent with Township Board policy #1.3(3)(C), to facilitate a thriving economic community by encouraging redevelopment using the commercial planned unit development ordinance; and

Resolution to Approve
C-PUD #17014 (Saroki)
Page 2

WHEREAS, the project is consistent with Township Board policy #1.3(1)(C), to encourage redevelopment in the Haslett Corridor.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Commercial Planned Unit Development #17014, subject to the following conditions:

1. The recommendation for approval is based on the revised site plan prepared by Kebs, Inc., dated March 1, 2017 and received by the Township on March 6, 2017, and floor plan and building elevations prepared by Serra-Marko & Associates, dated October 20, 2016 and received by the Township on February 8, 2017, subject to revisions as required.
2. Approval is subject to one or more amenities. The applicant proposes the following amenities: rehabilitation of degraded site, outdoor gathering space, and electric car charging station.
3. The waivers requested for building perimeter landscaping, building and parking lot setbacks, impervious surface, loading space, and parking are recommended for approval as depicted on the revised Dimension Plan prepared by Kebs, Inc. dated March 1, 2017 and received by the Township on March 6, 2017.
4. Site accessories such as benches, trash and recycling receptacles, exterior lighting fixtures, and bicycle racks shall be of commercial quality and complementary with the building design and style. Proposed site accessories shall be subject to approval by the Director of Community Planning and Development.
5. Site and building lighting shall comply with Article VII in Chapter 38 of the Code of Ordinances and are subject to the approval of the Director of Community Planning and Development. LED lighting is recommended for use where feasible.
6. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape material selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.
7. The applicant should obtain all necessary permits, licenses, and approvals from the Ingham County Road Department and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
8. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.
9. Copies of the site plan information and construction plans for the project that exist in an AutoCAD compatible format should be provided to the Township Engineering staff.
10. Any future building addition or expansion will require a modification to the Commercial Planned Unit Development #17014.



October 9, 2017

Robert Saroki
3650 Stallion Way
Commerce, MI 48382

Dear Mr. Saroki:

RE: Commercial Planned Unit Development (CPUD) #17014 Streetscape

At its meeting on October 3, 2017 the Township Board voted to approve the streetscape plan for Commercial Planned Unit Development #17014 at 1619 Haslett Road. Approval of the streetscape plan was subject to the following conditions:

1. The approval is based on the site plan and streetscape plan prepared by Kebs, Inc., dated August 28, 2017 and received by the Township on September 13, 2017, subject to revisions as required.
2. The conditions from the June 6, 2017 Township Board CPUD approval shall remain in effect.
3. The waiver for impervious surface coverage of 87.7 percent is approved as depicted on the site plan prepared by Kebs, Inc. dated August 28, 2017 and received by the Township on September 13, 2017.
4. Approval of the streetscape elements located in the Haslett Road and Marsh Road rights-of-way are subject to the approval of the Ingham County Road Department.
5. Any future building addition or expansion will require a modification to the Commercial Planned Unit Development #17014.

Construction related to the CPUD must commence within 24 months from October 3, 2017, the date the Township Board approved the request or such approval shall be void. If construction has not commenced within the 24 month time period, an extension may be requested in writing and submitted to the Township prior to the expiration date. An extension is subject to the Township Board's approval. All construction related to the CPUD must be completed within 36 months from the date of Township Board approval or within 48 months if an extension has been granted.



If you have any questions regarding this matter, please contact me at (517) 853-4506 or kieselbach@meridian.mi.us.

Sincerely,

Mark Kieselbach
Director of Community Planning and Development

CC: Jeff Kyes, Kebs, Inc.
John Heckaman, Chief Building Official
Derek Perry, Assistant Township Manager/Director of PW & Eng.

RESOLUTION TO APPROVE

Commercial Planned Unit Development #17014
(Saroki)

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 3rd day of October, 2017, at 6:00 p.m., Local Time.

PRESENT: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees, Jackson, Opsommer, Deschaine, and Sundland

ABSENT: None

The following resolution was offered by Trustee Opsommer and supported by Treasurer Brixie.

WHEREAS, the Township Board at its meeting on June 6, 2017 approved Commercial Planned Unit Development (CPUD) #17014, subject to approval of a streetscape plan for the property; and

WHEREAS, the Township Board discussed the proposed streetscape plan at its regular meeting on September 19, 2017 and has reviewed the information forwarded by staff under a cover memorandum dated September 14, 2017; and

WHEREAS, the proposed streetscape will be harmonious and appropriate with the existing and intended character of adjacent commercial developments surrounding the subject site and incorporates best practices for complete streets, including a curb to storefront sidewalk and street trees.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves the streetscape plan for Commercial Planned Unit Development #17014, subject to the following conditions:

1. The approval is based on the site plan and streetscape plan prepared by Kebs, Inc., dated August 28, 2017 and received by the Township on September 13, 2017, subject to revisions as required.
2. The conditions from the June 6, 2017 Township Board CPUD approval shall remain in effect.
3. The waiver for impervious surface coverage of 87.7 percent is approved as depicted on the site plan prepared by Kebs, Inc. dated August 28, 2017 and received by the Township on September 13, 2017.
4. Approval of the streetscape elements located in the Haslett Road and Marsh Road rights-of-way are subject to the approval of the Ingham County Road Department.
5. Any future building addition or expansion will require a modification to the Commercial Planned Unit Development #17014.

Resolution to Approve
C-PUD #17014 (Saroki)
Page 2

ADOPTED: YEAS: Supervisor Styka, Treasurer Brixie, Trustees Jackson, Deschaine and Sundland

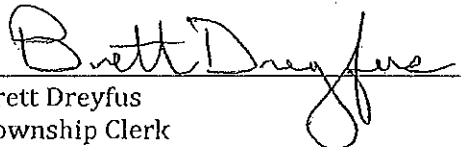
NAYS: Clerk Dreyfus

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

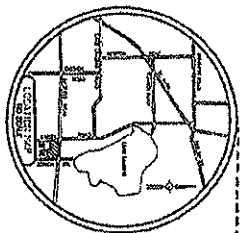
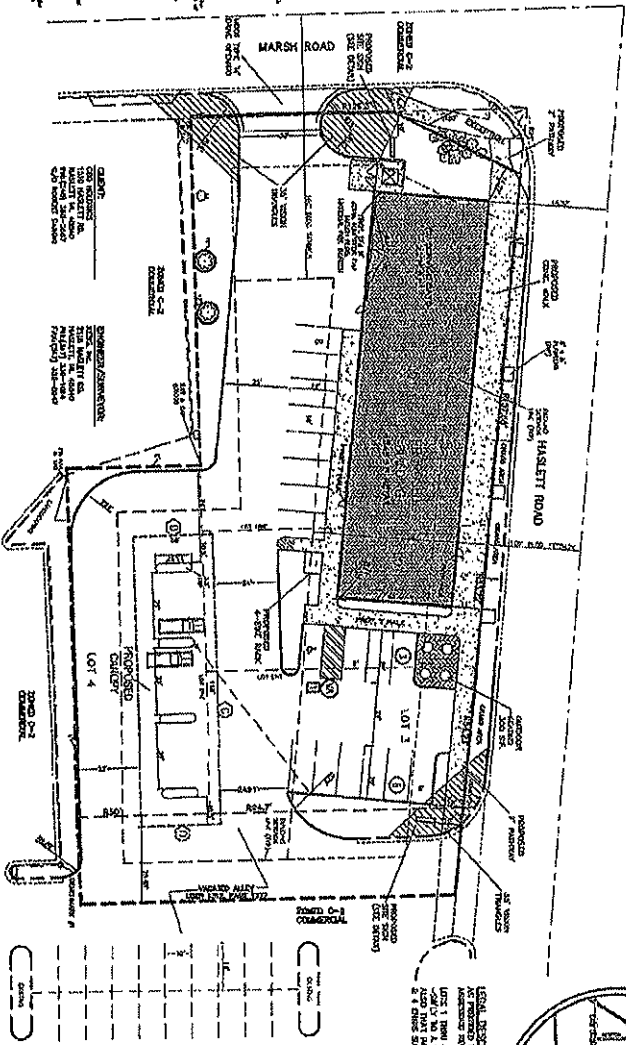
I, the undersigned, the duly qualified and acting Clerk of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 3rd day of October, 2017.


Brett Dreyfus
Township Clerk

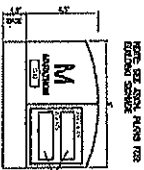
SEP 13 2017

PROPOSED

CONSTRUCTION PLANS FOR
1619 Haslett Road
MERIDIAN TOWNSHIP, INDIANA COUNTY, MICHIGAN



GENERAL NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



SCALE 1" = 20'

TOTAL SUPERFICIOUS AREA
24,580 S.F./58,888 S.F. x 100 = 57,705
TOTAL PAVED AREA
4,580 S.F./58,888 S.F. x 100 = 12,500

EXISTING SITE ZONING C-2 COMMERCIAL

TOTAL PROPERTY AREA 0.92 ACRES

PERMITS DATE:

REGUL. LESS THAN 25,000 SF.

57,700 GFA INT.
53,700 GFA EXT.
43,547,000 X 5.5' = 21,711 SQ. FT. INT.
43,547,000 X 5.5' = 21,711 SQ. FT. EXT.

ADDITIONAL SERVICE

1/2000 GFA INT.

4 BATHROOMS & 4 SPACES

1/2000 GFA INT.

2000 GFA INT.

2000 GFA INT.

2000 GFA INT.

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2000 GFA INT.

Legend table with columns for symbols and descriptions. Includes symbols for building, parking, and site boundaries.

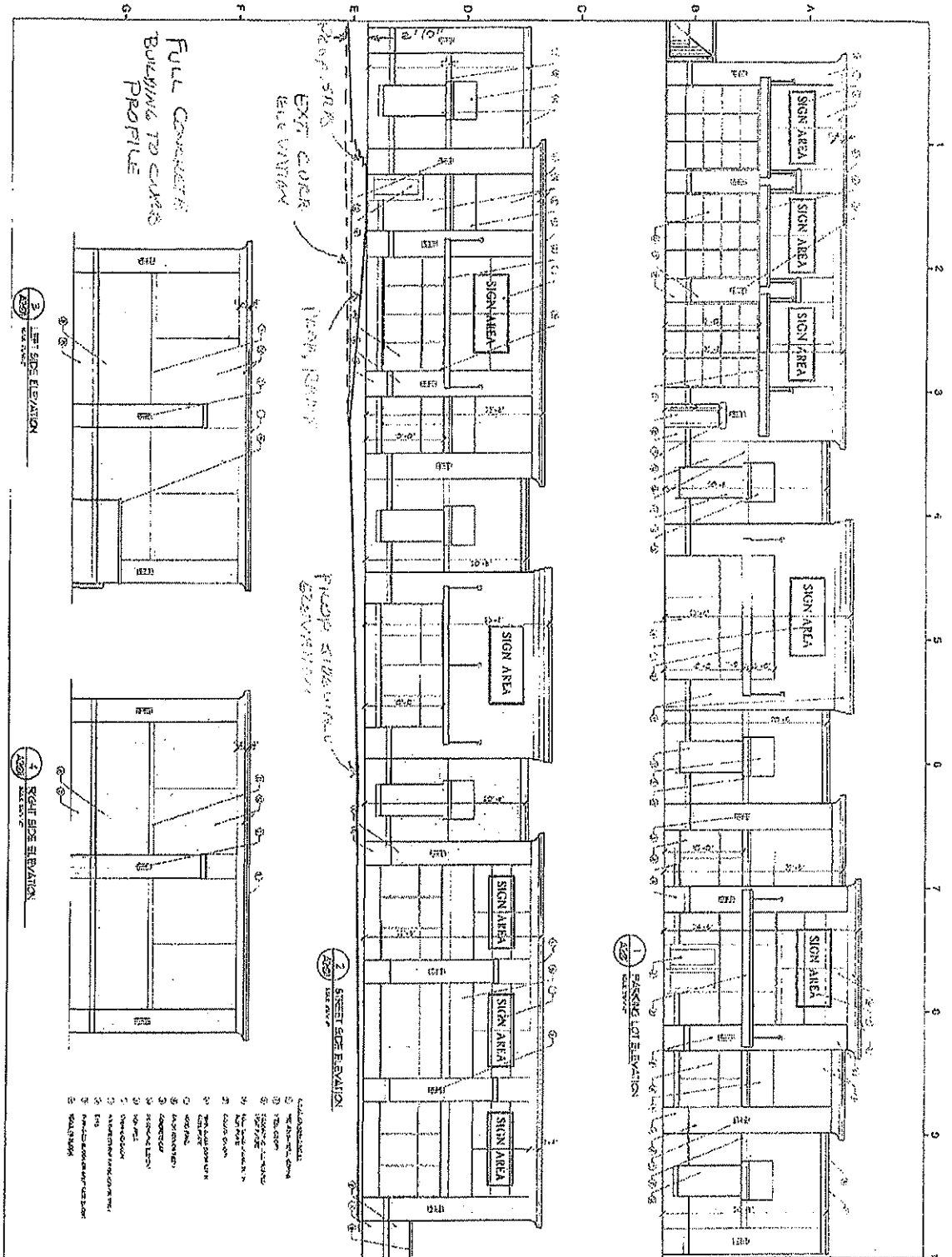
Legend table with columns for symbols and descriptions. Includes symbols for site zoning and other site features.

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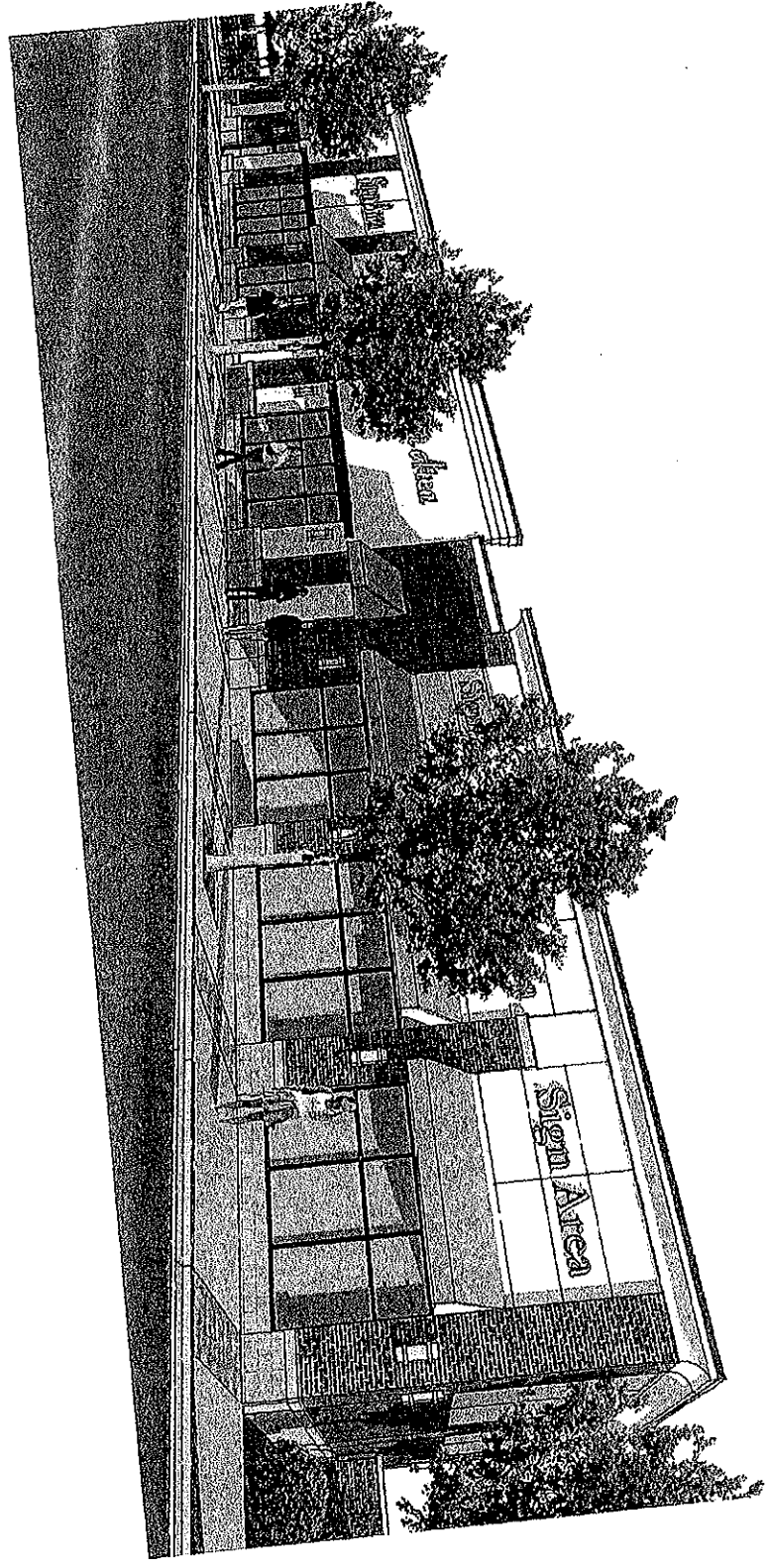
PROPOSED SITE PLAN
SEE RENDERINGS

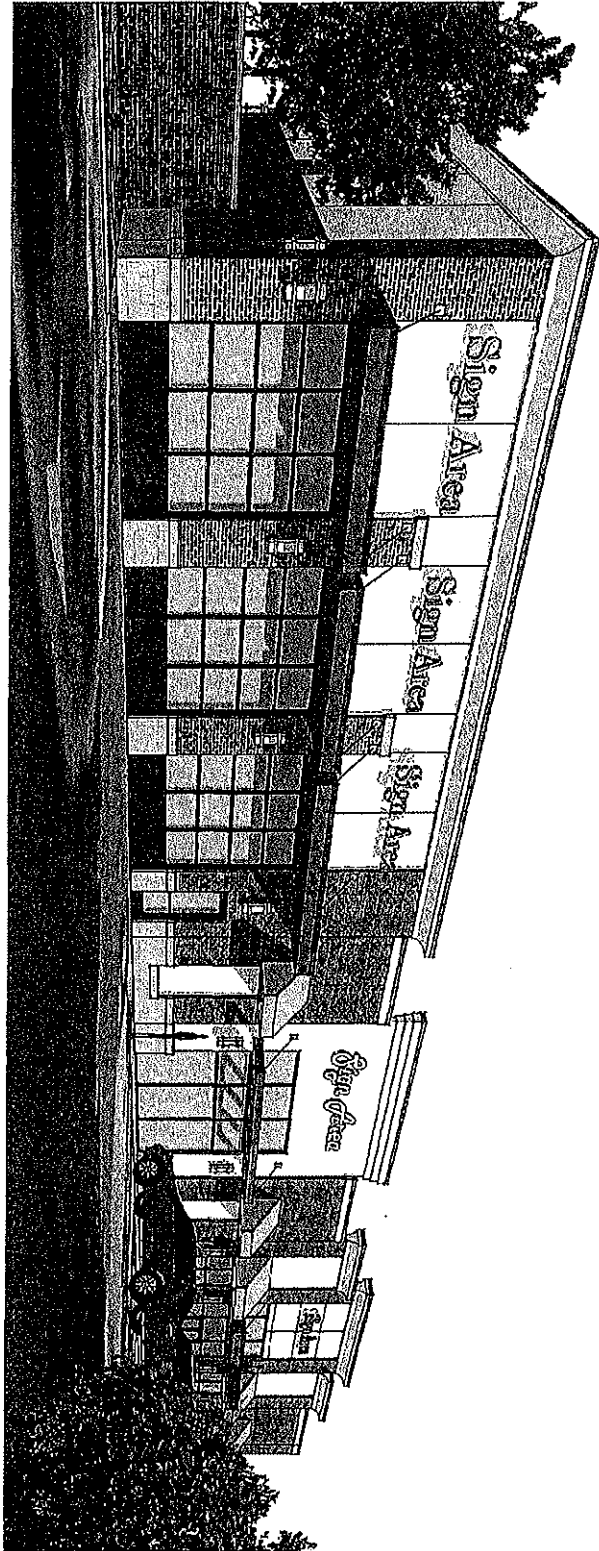


<p>SERRA · MARKO ASSOCIATES ARCHITECTURAL DESIGNERS 145 E Big Beaver, Suite 100 Troy, MI 48063 Tel: 248-457-0600 Fax: 248-457-5706 E-mail: info@serra-marko.com Web site: www.serra-marko.com</p>	<p>PROJECT NAME: HASLETT GAS STATION</p>	<p>ADDRESS: 100 BUS. CRT. RD. ROCKFORD TWP. LA 8880</p>	<p>DATE: 08-05-2017</p>								
	<p>DATE: 10-01-17</p>	<p>REVISIONS:</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td></td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>2</td> <td></td> <td>REVISED PER COMMENTS</td> </tr> </table>	NO.	DATE	DESCRIPTION	1		ISSUED FOR PERMIT	2		REVISED PER COMMENTS
NO.	DATE	DESCRIPTION									
1		ISSUED FOR PERMIT									
2		REVISED PER COMMENTS									



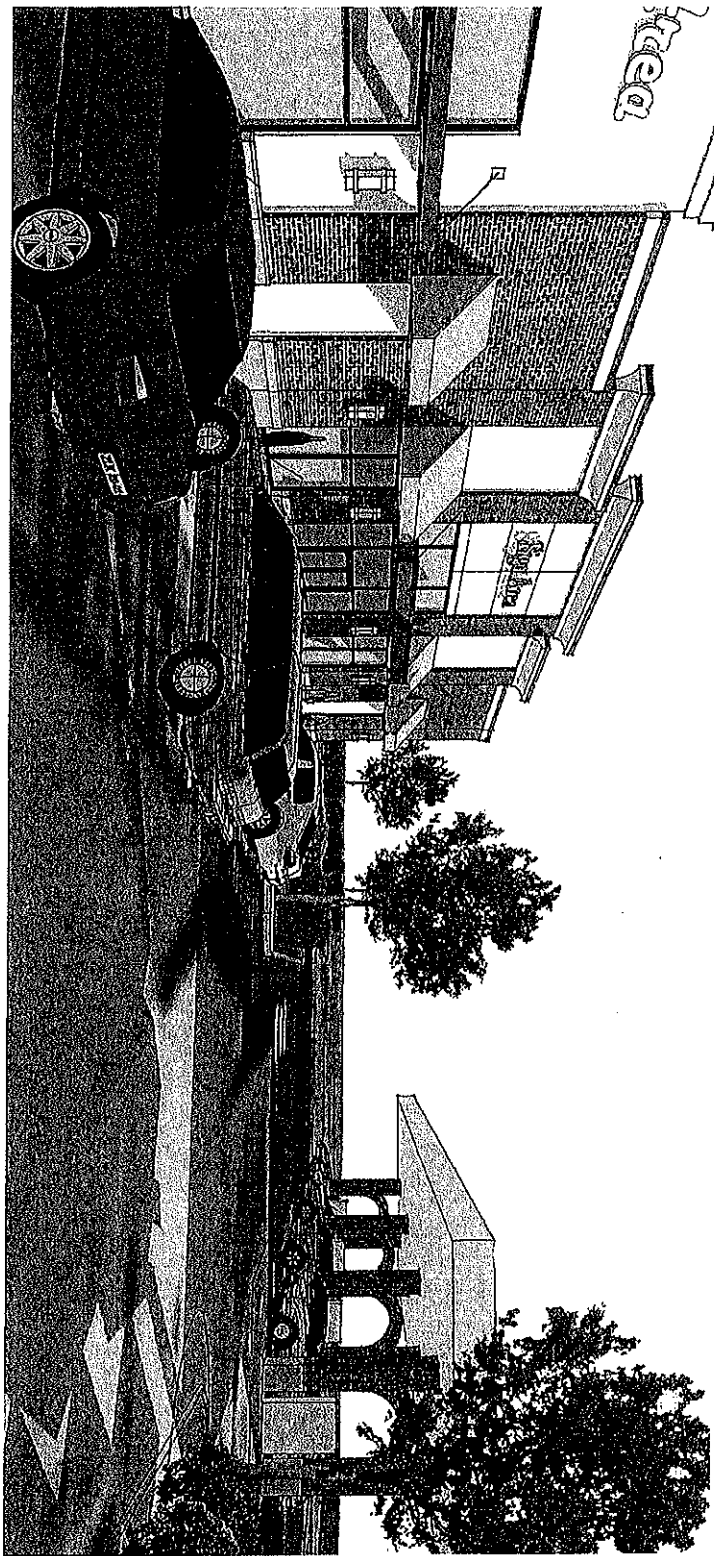
RECEIVED
SEP 13 2017













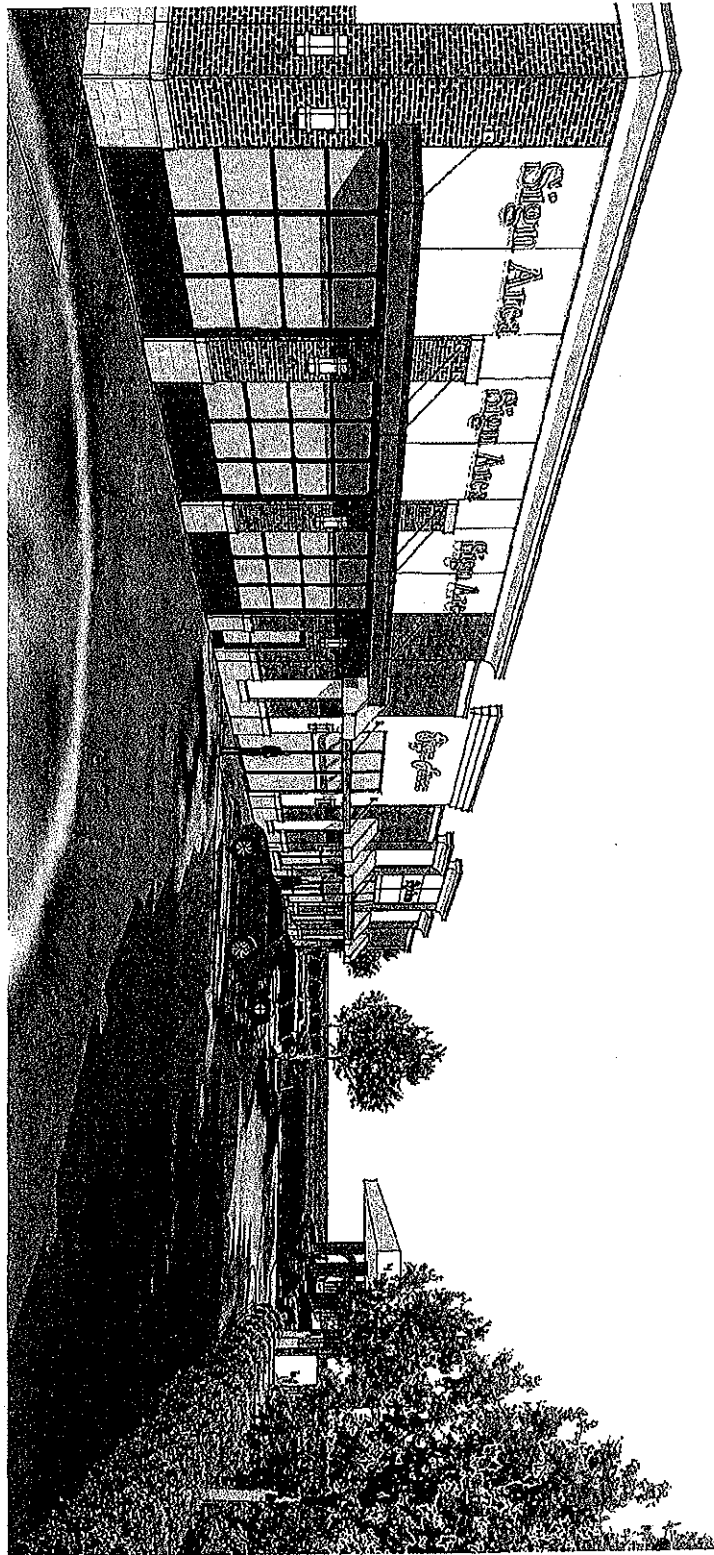


EXHIBIT B

Patrick E. Lindemann

Ingham County Drain Commissioner

PO Box 220
707 Buhl Avenue
Mason, MI 48854-0220

Phone: (517) 676-8395

Fax: (517) 676-8364

<http://dr.ingham.org>



Carla Florence Clos
Deputy Drain Commissioner

Paul C. Pratt
Deputy Drain Commissioner

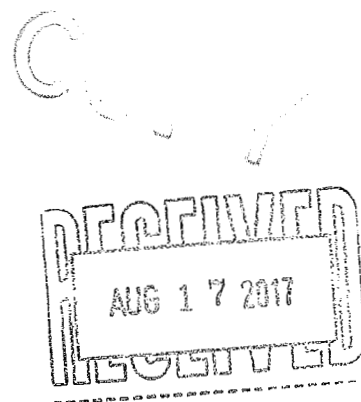
David C. Love
Chief of Engineering and Inspection

Sheldon Lewis
Administrative Assistant

August 15, 2017

Robert Saroki
CBG Holdings, LLC
1619 Haslett Rd.
Haslett, MI 48840

Re: Haslett Marathon Gas Station
Meridian Charter Township – Section 10
Drainage Review
Drain Office #16115



Dear Mr. Saroki:

This letter is to document the submission of construction plans for the referenced project as proposed by KEBS, Inc. of Haslett, Michigan. The site is located in the southeast corner of the intersection of Haslett and Marsh Roads and is presently occupied by an existing gasoline station. The proposed station will be a demolition of the existing station and a total rebuilding of the building and pumps.

Stormwater runoff is proposed to be collected in a private stormwater system using several different types of pretreatment best management practices and discharging into a regional storage for detention that will be owned and operated by the Nemoka Drain Drainage District. Calculations showing the size of pipes and size of the Stormceptor STC 450i pretreatment unit were provided.

No offsite water enters the site.

The storm drainage system conforms to the Drain Commissioner's requirement for pretreatment of the runoff from 1" of rain per acre of the proposed redeveloped site.

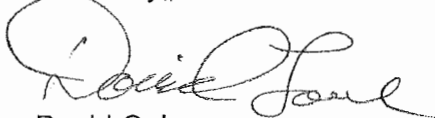
Modify the plans to meet the following conditions:

1. Furnish an executed agreement for the easement along the east side of the site referenced in the plans (see attachment).
2. Revise the grading plan such that no stormwater can flow onto the pump island.

3. Provide the oil alarm feature with the Stormceptor unit.
4. Explain where the snow will be placed.
5. At completion of construction of the stormwater system, provide a professional engineer's certification that the site was built as designed and according to the manufacturer's specifications.
6. Provide as-built plans in pdf format.
7. Execute a Maintenance Agreement with the Nemoka Drain Drainage District prior to occupancy. Please call Christine Barden in our Office at 676-8395 for a draft version of the Agreement.

If you have any questions, please do not hesitate to contact me. It is an honor and a privilege to serve you and the other businesses, citizens and municipalities of Ingham County.

Sincerely,

A handwritten signature in cursive script, appearing to read "David C. Love". The signature is written in black ink and is positioned above the printed name.

David C. Love
Ingham County Drain Engineer

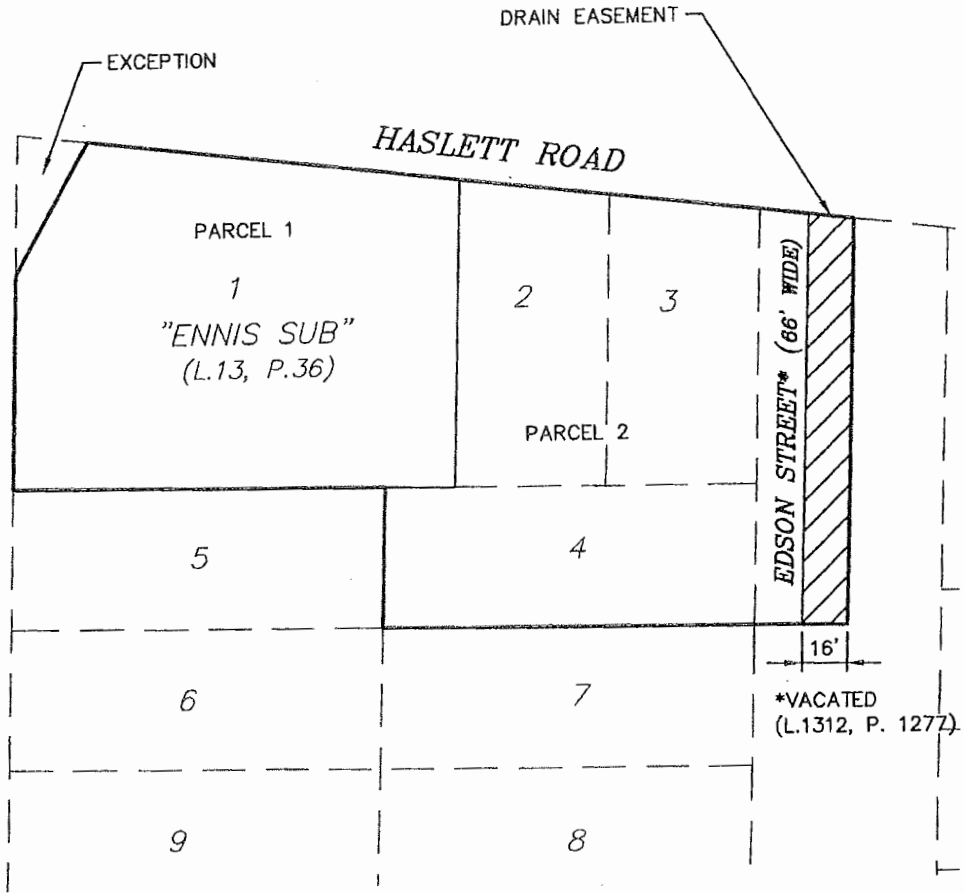
cc: AJ Patrick, P.E., KEBS, Inc.
Younes Ishraidi, Meridian Charter Township
Mark Kieselbach, Meridian Charter Township

EASEMENT EXHIBIT "A"



SCALE: 1" = 60'

MARSH ROAD
(PLATED AS: OKEMOS ROAD)
VARIABLE WIDTH



FILE: G:\457\0182D (NEMOKA DRAIN)\C&P PLANS\ACQUISITIONS AND EASEMENTS\1518 HASLETT.DWG - PLOT DATE: 4/21/2017 11:34 AM BY: Cheep, Jamin SCALE: 1:1

LSG
Engineers
& Surveyors

3135 PINE TREE ROAD
SUITE D
LANSING, MI 48911
PH (517) 393-2902
FAX (517) 393-2608
www.lsg-es.com

PREPARED FOR

**INGHAM COUNTY
DRAIN COMMISSIONER**
707 BUHL ROAD
MASON, MICHIGAN 48854

**DRAIN EASEMENT
FOR
NEMOKA DRAIN DRAINAGE DISTRICT**
MERIDIAN TOWNSHIP, INGHAM COUNTY
MICHIGAN

FILE 1518 HASLETT.DWG
DESIGNED BY GKL
DRAWN BY GKL
CHECKED BY MF
DATE July 7, 2018

SCALE
HOR 1" = 60'
VERT N/A

PROJECT NO.
1070

SHEET NO.
1 of 2

EXHIBIT C

LEGAL DESCRIPTION OF PROPERTY

Common Description:

1619 Marsh Road, Village of Haslett, Meridian Township, Ingham County, Michigan

Parcel Number:

33-02-02-10-430-009

PROPERTY DESCRIPTION (AS SURVEYED)

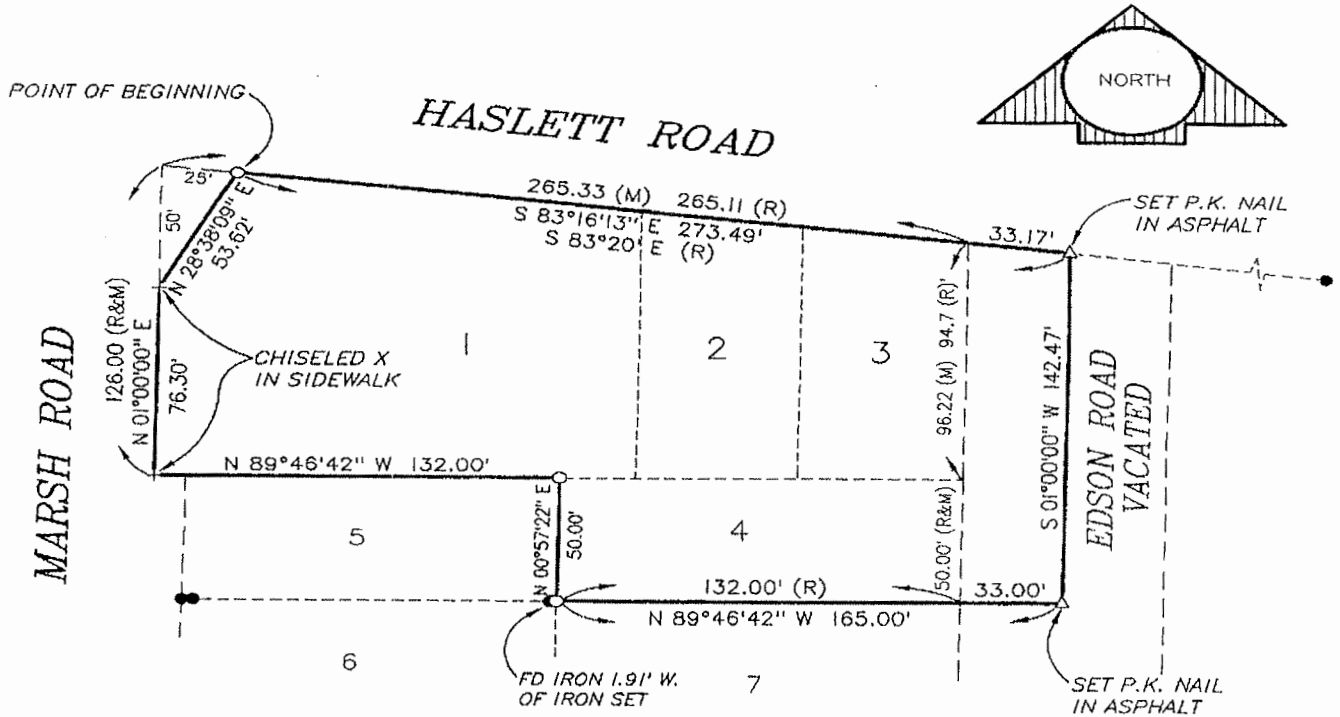
PART OF LOT 1, LOTS 2,3 &4 AND PART OF VACATED EDSON STREET, ENNIS SUB, SECTION 10, T4N, R1W, VILLAGE OF HASLETT, MICHIGAN; MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID LOT 1; THENCE S 83°16'13" E, 25.00 FEET (RECORDED AS S 83°20' E) TO THE POINT OF BEGINNING; THENCE CONTINUING S 83°16'13" E, 273.49 FEET TO THE CENTERLINE OF VACATED EDSON ROAD; THENCE ALONG SAID CENTERLINE S 01°00'00" W, 142.47 FEET TO THE SOUTH LINE OF LOT 4 EXTENDED; THENCE N 89°46'42" W, 165.00 FEET; THENCE N 00°57'22" E, 50.00 FEET; THENCE N 89°46'42" W, 132.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF MARSH ROAD; THENCE N 01°00'00" E, 76.30 FEET; THENCE N 28°38'09" E, 53.62 FEET TO THE POINT OF BEGINNING. CONTAINING 0.921 ACRES.



CERTIFIED SURVEY

CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE HEREON DESCRIBED PARCEL(S) OF LAND; THAT THE RATIO OF CLOSURE OF THE UNADJUSTED FIELD OBSERVATIONS IS NOTED AND WITHIN THE ACCEPTED LIMITS; AND THAT I HAVE FULLY COMPLIED WITH THE REGULATIONS OF ACT 132, P.A. 1970, AS AMENDED, RATIO OF CLOSURE: 1 in 10,000 +



PROPERTY DESCRIPTION (AS PROVIDED)

LOTS 1 THRU 4 OF ENNIS SUB EXCEPT BEGINNING AT NW CORNER OF LOT 1 ENNIS SUB -E ALONG N LOT LINE 25 FEET -SW'LY TO A POINT ON W LOT LINE 50 FEET S OF NW CORNER -N ALONG W LOT LINE 50 FEET TO POINT OF BEGINNING, ALSO THAT PART OF W 1/2 OF VACATED EDSON STREET LYING S OF HASLETT ROAD AND ADJACENT TO LOTS 3 AND 4 ENNIS SUB. SEC 10 T4N, R1W.

PROPERTY DESCRIPTION (AS SURVEYED)

PART OF LOT 1, LOTS 2,3 & 4 AND PART OF VACATED EDSON STREET, ENNIS SUB, SECTION 10, T4N, R1W, VILLAGE OF HASLETT, MICHIGAN; MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID LOT 1; THENCE S 83°16'13" E, 25.00 FEET (RECORDED AS S 83°20' E) TO THE POINT OF BEGINNING; THENCE CONTINUING S 83°16'13" E, 273.49 FEET TO THE CENTERLINE OF VACATED EDSON ROAD; THENCE ALONG SAID CENTERLINE S 01°00'00" W, 142.47 FEET TO THE SOUTH LINE OF LOT 4 EXTENDED; THENCE N 89°46'42" W, 165.00 FEET; THENCE N 00°57'22" E, 50.00 FEET; THENCE N 89°46'42" W, 132.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF MARSH ROAD; THENCE N 01°00'00" E, 76.30 FEET; THENCE N 28°38'09" E, 53.62 FEET TO THE POINT OF BEGINNING. CONTAINING 0.921 ACRES.

BEARINGS ARE REFERENCED TO WEST LINE OF ENNIS SUB

LEGEND, ○ = IRON SET, ● = IRON FOUND, ◆ = MONUMENT FOUND, -X-X- = FENCE, (R) = RECORDED, (M) = MEASURED

PLAT OF SURVEY FOR

MARATHON PETROLEUM CO.

SEC. 10 T 4 N-R 1 W HASLETT
INGHAM COUNTY, MICHIGAN

INLAND SEAS ENGINEERING

1755 BARLOW STREET, TRAVERSE CITY, 49686, 231-933-4041
P.O. BOX 6820, TRAVERSE CITY, 49696-6820
1449 E. PIERSON ROAD, SUITE A, FLUSHING 810-487-0555

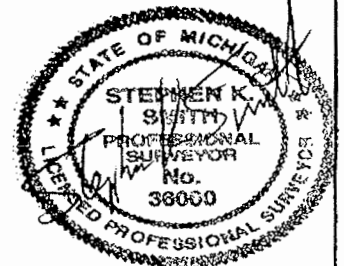
DATE: 3-8-07

DRAWN: SKS

SCALE: 1"=60'

FIELD: RJM/PRM

CHECKED: TDR

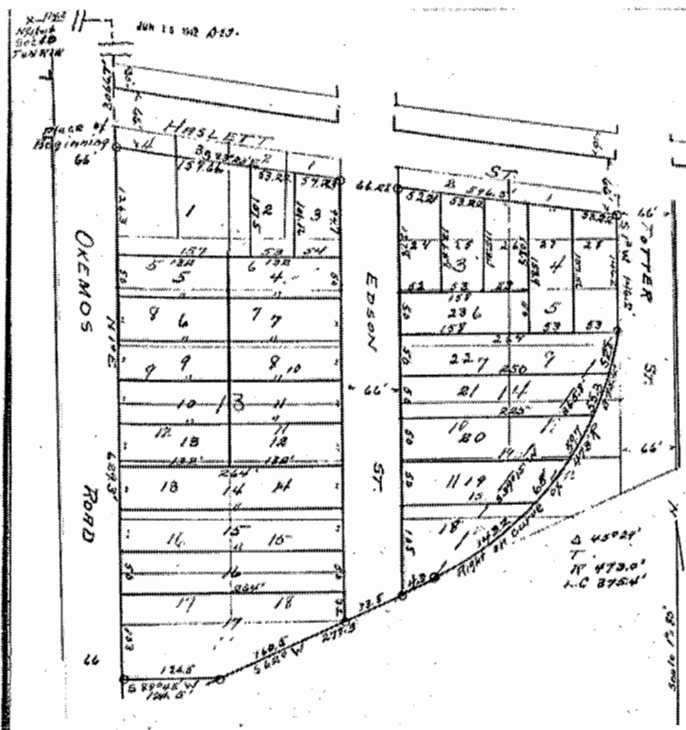


REVISED

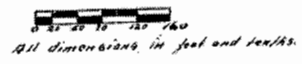
SHEET NO. 1 OF 1
2007-011052

JOB NO. 04184

28631



"ENNIS SUB"
 A PART OF NE 1/4 of SE 1/4 SECTION 10
 T4N R1W
 MERIDIAN TOWNSHIP INGHAM COUNTY
 MICHIGAN



KNOW ALL MEN BY THESE PRESENTS, That we C.W. Ennis as proprietor and Nina J. Ennis his wife, have caused the land embraced in the annexed plat to be surveyed, laid out and platted, to be known as "Ennis Sub" a Part of the NE 1/4 of SE 1/4 Section 10, T 4 N R 1 W, Meridian Township, Ingham County, Michigan, and that the streets as shown on said plat are hereby dedicated to the use of the Public.

Witness my hand and seal this 24th day of April 1947.

C.W. Ennis (P.R.)
Nina J. Ennis (P.R.)

This plat was approved on the 24th day of April 1947

Edith A. Phillips
 REGISTER OF DEEDS
 Ingham County
 County Clerk *C. Ross Willard*
John B. Gustin
 County Treasurer *Lylo B. Gustin*

I hereby certify that there are no tax liens or titles held by the State on the lands described herein, and that there are no tax liens or titles held by individuals on said lands for the five years preceding the 23 day of April 1947 and that the taxes for said period of five years are all paid as shown by the records of this office.

My Commission Expires May 7th 1948

John B. Gustin
 Notary Public, Ingham Co., Mich.
 My Commission Expires May 7th 1948

I hereby certify that the plat hereon delineated is a correct one and that permanent metal monuments consisting of bars one inch in diameter and 45 inches long, encased in a concrete cylinder at least 4 inches in diameter and 48 inches long have been placed at points marked thus "O" as thereon shown at all angles in the boundaries of the land platted, at all street intersections, and all intersections of streets with the boundaries of the plat as shown on said plat.

W. J. Robb
 Registered Land Surveyor

This plat has been examined and was approved on the 24th day of April 1947 by the Ingham County Road Commission

L. D. Dunckel
 Chairman
Gay C. Hall
 Member

This plat was approved by the Township Board of the Township of Meridian at a meeting held this 24th day of April 1947

C. B. Robinson
 Township Clerk

The land embraced in the annexed plat of "Ennis Sub" a Part of the NE 1/4 of SE 1/4 Section 10, T 4 N R 1 W Meridian Township, Ingham County, Michigan, is described as follows:-
 Beginning at a point 1142 ft East and 806.7 ft South of the NW best of Section 10, T4N R1W; Thence S 73° 20' E 596.3 feet, S 10° W 146.4 feet to a point on a curve of 473 feet Radius from a tangent bearing 61° 21' W along a curve of 473 feet Radius 875.4 feet to a point of tangent, the line chord of which curve distance bears 289° 56' W, 86.579 feet, S 62° W 277.3 feet, S 89° 45' W 124.5 feet, N 1° E 629.3 feet to the place of beginning.

This a Sub of Blocks 18 & 16, Plat of Nemeka, except Right-of-Way of Consumers Power Company.

COPIES
 3 Originals
 1 Copy to the State
 1 Copy to the County Clerk
 1 Copy to the County Treasurer
 1 Copy to the Township Clerk
 1 Copy to the Township Board

Edith A. Phillips
 REGISTER OF DEEDS
John B. Gustin
 County Treasurer
Lylo B. Gustin
 County Treasurer

Examined and Approved
John B. Gustin
 County Treasurer

FILED IN ADDITION GENERAL'S DEPT.
John B. Gustin
 County Treasurer

EXHIBIT D

2017 WL 1927845

Only the Westlaw citation is currently available.

UNPUBLISHED OPINION. CHECK
COURT RULES BEFORE CITING.

UNPUBLISHED

Court of Appeals of Michigan.

Gimmy G. TRESS, Ann M. Tress, Ronald G. Thalhammer, Trustee for the Ronald G. Thalhammer Trust, Christopher J. Michels, Veronica Michels, Melita A. Reuber, Trustee for the Mary A. Medico, Sole Benefit Trust, Gregory D. Flewelling, William DeVault, Kathy DeVault, Jeane Gilson, Leona Gilson, Patricia Dennis, Frederick B. Cowper, Susan M. Cowper, James R. Thomas, Jim Lucius, Power of Attorney, James Gorman, Thomas E. Hoffmeyer, and Ethelyn M. Hoffmeyer, Plaintiffs–Appellees,

v.

ROSCOMMON COUNTY ROAD COMMISSION, Charter Communications, Township of Lyon, Roscommon County Drain Commissioner, Director of the Department of Transportation, Director of the Department of Energy Labor & Economic Growth/Director, Frontier Communications, Consumers Energy, Diane Miller, Elsbeth Curry, Rick Ruder and Pauline C. Rudder, Trustees for the Rick Ruder and Pauline C. Ruder Trust, Trustees of Gail A Wolgast Trust, Robert L. Hansen, Karrie R. Hansen, Franklin J. Hunt, Gloria A. Hunt, Trustees of Carmela Ciavaglia Trust, Trustees of Joan L. English Trust, Timothy J. Harris, Deborah M. Harris, Stephen J. Balsam, Kathryn A. Goforth, Michael R. Goforth, William Ray Goforth, James P. Vondale, Carol L. Vondale, Charles E. Mires and Linda S. Mires, Trustees of the Charles E. Mires and Linda S. Mires Trust, Trustees of Fred W. Tieman Trust, Trustees of Jolene K. Peacock Trust, Michael C. Delaere, Kevin I. Dawley, Susan Dawley, Joseph F. Mulaney, Laura M. Mulaney, David T. Dionese, John Davis, Trustee of the John Davis Trust, Dale D. Schacht, Kathleen S. Schacht, Timothy L. Monet, Trustees of Clarence

L. Tylkowski Trust, James E. French, Carol J. McWethy, Trustee of the Carol J. McWethy Trust, Daniel G. Dionese, Ellen A. Dionese, Trustees of Kathleen M. Trock Trust, Norbert C. Roobaert, Mary Beth Roobaert, Bill W. Bellamy, Elizabeth L. Bellamy, Arthur A. Loeffler, Cheryl A. Loeffler, James J. Kaufman, Renee L. Kaufman, Ronald T. Snow, Sr., Felicia Snow, Cameron Rohdy, Hoi Rohdy, Michael Thomas, Sherri Thomas, Patricia Blackburn, Michael Olkowski, Diane Olkowski, Valerie Mae Jewell, Robert M. Hric, Dolores L. Hric, Brian Rashotte, Kristine Rashotte, Keith M. Addis, John D. Moore, Ronald J. Bylich, David Mispelon, Laura Mispelon, Paul Mispelon, Jennie Mispelon, John L. Taylor, Scot K. Wood, Tamara M. Wood, Linda K. Ramsey, Stephen Kidd, Lynn Kidd, Richard E. Russell and Carolyn M. Russell Trust, Richard C. Olkowski, Cosimo Cusumano, Josephine Cusumano, Douglas W. Thornley, Agnes Thornley, Donato Simone, Connie Simone, Theresa Pietrangelo, John W. Thomas, Nancy B. Zuziak, James A. Zuziak, James A. Kurish, April L. Kurish, John L. Harris, Victoria J. Harris, Taras Helen Resident Agent, J & I Lash Family, LLC and Robert and Dolores Hric Trust, Defendants,
and

James M. Butt, and Mary W.
Butt, Defendants–Appellants.

No. 331230

May 9, 2017

Roscommon Circuit Court, LC No. 14–722037–CH

Before: Sawyer, P.J., and Murray and Gleicher, JJ.

Opinion

Per Curiam.

*1 The question in this case is: what happens when a county or township abandons roads previously dedicated to the public? Employing only Michigan's Land Division Act, the trial court determined that the abandoned roadway is divided in half and awarded in fee to the landowners abutting the street. However, our Supreme Court has declared that the Land Division Act may not be

used to create substantive property rights in this fashion. Moreover, the lower court's judgment granted exclusive use of half of each abandoned roadway to its new owner, in contravention of long-established rules regarding the rights of lot owners to use private subdivision roads. We therefore vacate the trial court's judgment and remand to allow plaintiffs to amend their complaint to seek relief under an alternate legal theory.

I. BACKGROUND

In 1927, a developer platted and subdivided a large swath of wooded land in Roscommon County and styled it the Hillcrest Subdivision. The area is near Higgins Lake, but is separated from the water by a road and a compact row of lakeside houses. By 2014, it became apparent that Hillcrest would never meet the expectations of its designer. The land remains wooded with only a handful of homes scattered throughout. As a result of this sylvan state, many of the roadways marked on the plat map and dedicated to the public have never been cleared. Others are “two-tracks” or paths.

In 1972 and 2013, Roscommon County abandoned portions of various platted roads within Hillcrest, declaring its disinterest in maintaining these passages as public roads. These abandonments included portions of Summit and Peach Roads. Ownership of the roads then fell to Lyon Township. The township followed the county's lead and abandoned the roads as well.

Plaintiffs all own property along Peach Road or at the apex of Summit Road development. On July 18, 2014, plaintiffs filed suit against the county, township, utility companies, certain state agencies, and every owner of land within 300 feet of the subject roadways.¹ Plaintiffs sought to amend the plat to vacate “those parts of the following roads, Summit Road between Lots 22 and 34, and Peach Road between 133 and 136 within the Plat of Hillcrest” and to vest “fee simple title absolute to the adjacent abutting lot owners, pursuant to” MCL 560.227a of the Land Division Act, MCL 560.101 et seq.

MCL 560.221 provides that a circuit court may “vacate, correct, or revise all or part of a recorded plat.” To initiate this remedy, a lot owner within a subdivision must file a complaint seeking specific relief. MCL 560.222. MCL 560.226(1)(b) and (c) provide that before a court

may consider vacation, correction, or revision of a platted roadway dedicated to a county or township, the governmental unit must first relinquish its rights. MCL 560.227a provides for the transfer of title to a vacated roadway, in relevant part, as follows:

(1) Title to any part of the plat vacated by the court's judgment, other than a street or alley, shall vest in the rightful proprietor of that part. Title to a street or alley the full width of which is vacated by the court's judgment shall vest in the rightful proprietors of the lots, within the subdivision covered by the plat, abutting the street or alley. ...

*2 (2) If the lots abutting the vacated street or alley on both sides belong to the same proprietor, title to the vacated street or alley shall vest in that proprietor. If the lots on opposite sides of the vacated street or alley belong to different proprietors, title up to the center line of the vacated street or alley shall vest in the respective proprietors of the abutting lots on each side. ...

The Butt family owns four lots—103, 104, 131, and 132—fronting on Summit Road, bordered by Maple Road to the east and Peach Road on the West. Summit Road dead ends at the western border of the Butts' property. For convenience, we include this inset from the plat map:



The Butt family objected to the vacation of Peach and Summit Roads. James Butt attested that he lives on a portion of Summit Road that would be affected by the court's order. He claimed that he uses both Peach and Summit Roads and that “having the use of these roads was a substantial consideration for [his] decision to purchase four lots and to invest in” his property. Mr. Butt further contended that he would “not be able to move the Fifth

Wheel out of [his] pole barn without being able to use the full width of Summit Road.” Consistent with these objections, the Butt family sought summary dismissal of plaintiffs' complaint pursuant to MCR 2.116(C)(8) and (10). The Butts noted that plaintiffs sought only to vacate those portions of the roadways that service the Butt property and that the vacation of Summit Road “would land lock their pole barn, which faces Summit and houses their 36# foot Fifth Wheel and 32 foot motor home.”

Plaintiffs opposed the Butts' summary disposition motion, arguing that the county and township had already abandoned the roads. Plaintiffs further noted that Peach Road was a “paper road” that “has never been cut in at all” and that Summit had not been “built to specifications.” Essentially, the case boiled down to a factual dispute regarding whether the Butts had reasonable objections to the vacation of the roadways on the plat. This required a trial, plaintiffs urged.

The circuit court denied summary relief and ordered the matter to proceed to trial. At trial, James and Mary Butt testified, as well as their neighbors on Peach and Summit Roads, Gimmy Tress and Ron Thalhammer. The Butts contended that plaintiffs' entire action was aimed at preventing their use of their 60-foot pole barn and the “toys” stored within. However, Mr. Butt admitted that he received no complaints from neighbors until two years earlier when he began clearing and filling in Peach Road adjacent to his property, an area which at that time was completely wooded. Mr. Butt accused Tress of building a fence down the center line of Summit Road, which the township ordered him to remove. Tress denied that he erected a fence. Rather, he claimed that he installed posts as part of a survey.

Tress indicated that when he purchased his property, the Butts had only a seasonal cottage and Summit Road was narrow and wooded. The Butts had since cleared the road between the Tress and Butt properties to look like a parking lot and cleared the Butt property so it was no longer wooded. Tress wanted to maintain the dead end as it was then, but subsequently described that he desired the property to be maintained “[a]s it was when [he] bought it.” Tress intended “to maintain the peace and quiet.” He was evasive when asked if he would allow the Butts to continue to use the entire 50-foot width of Summit Road abutting their property to maneuver vehicles into their pole barn.

*3 Thalhammer testified that his property has been in his family since the 1960s. His parents cleared Peach Road only up to their house, not all the way to Summit as platted. The stretch of platted road between Thalhammer's property and Summit Road (where the Butt property is situated) remained completely wooded. Moreover, Thalhammer testified that a steep “severe drop off” in the area prevented the construction of a passable road. Recently, the Butts had “put a pathway to access up in front of [Thalhammer's] house and then continued down Peach Road.” This would serve almost like a back road to the Butts' property and cause at least new foot traffic in front of Thalhammer's home.

The circuit court found that since the creation of Hillcrest Subdivision, individual landowners had carved out the roads described on the plat map only as necessary and only for personal ingress and egress. The Butts wanted to expand the use of the roadways beyond this tradition. And the Butts' objections to plaintiffs' request to vacate certain roadways was not reasonable, the court concluded. The trial judge noted that he had personally used large equipment like that kept in the Butts' pole barn. He found Mr. Butt's claimed need of the full 50-foot roadway to pull his vehicles into the pole barn “spurious.” Accordingly, the court vacated those portions of Summit and Peach Roads adjacent to the Butts' property. The court awarded fee title interest in the roadway up to the halfway mark to the adjoining landowners. The court ruled that only easements of record would survive.

The Butts now appeal.

II. ANALYSIS

We “review[] a trial court's findings of fact in a bench trial for clear error and its conclusions of law de novo.” Alan Custom Homes, Inc. v. Krol, 256 Mich. App. 505, 512; 667 N.W.2d 379 (2003), citing MCR 2.613(C). “A finding is clearly erroneous where, after reviewing the entire record, this Court is left with a definite and firm conviction that a mistake has been made.” Alan Custom Homes, 256 Mich. App. at 512.

As noted, MCL 560.227a of the LDA permits “title up to the center line” of a vacated street to vest in the abutting landowners. The purpose of this statute is “to prevent the

creation of odd strips of land when alleys [or roadways] are vacated.” *Valoppi v. Detroit Engineering & Machine Co.*, 339 Mich. 674, 678; 64 N.W.2d 884 (1954) (discussing a substantively similar predecessor statute).

When a street is platted, dedicated to the public, and the dedication accepted, “a threefold relation to the street” is sustained by the abutting landowners. *2000 Baum Family Trust v. Babel*, 488 Mich. 136, 152; 793 N.W.2d 633 (2010), quoting *Detroit City R. Co. v. Mills*, 85 Mich. 634, 653; 48 N.W. 1007 (1891) (GRANT, J.). The sustained relations are:

- “1. As one of the general public.
2. As owner of the reversionary interest to the center of the street.
3. As owner of a lot, possessed of the right of ingress and egress to and from the street.” [*Id.*]

The reversionary interest held by abutting landowners helps “prevent the creation of odd strips of land. ...” *Valoppi*, 339 Mich. at 678. Under both the common law and the statutory scheme, it has long been the rule that title to a road abandoned by the public reverts to the abutting landowners. See *2000 Baum Family Trust*, 488 Mich. at 155–156.

The right of ingress and egress “is considered a natural easement and one of the incidents of ownership or occupancy of land.” *Id.* at 157. Exclusive of the public right to use a road, owners of lots within a platted subdivision have a private right, “an incorporeal hereditament,” to use the roads as accessways. *Id.* (quotation marks and citation omitted). “[T]his right of access constitutes a property right that adds value to the land.” *Id.* As described by this Court in *Minerva Partners, Ltd v. First Passage, LLC*, 274 Mich. App. 207, 219; 731 N.W.2d 472 (2007):

*4 The purchaser of property recorded in a plat receives both the interest described in the deed and the rights indicated in the plat. *Kirchen v. Remenga*, 291 Mich. 94, 102–110; 288 N.W. 344 (1939); *Fry v. Kaiser*, 60 Mich. App. 574, 577; 232 N.W.2d 673 (1975). Further, “[a] grantee of property in a platted subdivision acquires a private right entitling him ‘to the use of the streets and ways laid down on the plat’” *Nelson v. Roscommon Co. Rd. Comm.*, 117

Mich. App. 125, 132; 323 N.W.2d 621 (1982), quoting *Rindone v. Corey Community Church*, 335 Mich. 311, 317; 55 N.W.2d 844 (1952). When a county road commission abandons a public right-of-way, it only relinquishes the public's right to use that road, street, or easement. See *MCL 224.18(3)*. By bestowing the right to use streets in a subdivision on the owners of lots in that subdivision, the plat gives these owners a right to use these streets that is independent of the public's right to use these streets once they are dedicated for public use. Accordingly, if the platted streets in a subdivision are abandoned for public use, the lot owners still retain a separate, private right to use the streets in that subdivision. Essentially, the lot owners retain an independent easement over the streets formerly dedicated for public use, which is unaffected by the road commission's abandonment of these streets.

See also *Rindone*, 117 Mich. App. at 316–317 (quotation marks and citation omitted) (“These decisions adopt the view that where lands are platted and sales are made with reference to the plat, the acts of the owner in themselves merely create private rights in the grantees entitling the grantees to the use of the streets and ways laid down on the plat or referred to in the conveyance.”).

The interplay of the second and third “relations” created confusion in this case. But as held in *Nelson*, 117 Mich. App. at 133, “Although title to a street which is vacated by court judgment vests in the abutting property owners, *MCL 560.227a* ..., the back-lot property owners' right to use the platted street, a right in the nature of an easement, may remain unimpaired.” Thus, even if a platted street is vacated by court order, the adjoining landowners, such as Butt, continue to enjoy a right to fully use the vacated road. Moreover, “[t]he rights granted under the dedicatory clauses in the plat to the owners of lots in the subdivision may not be infringed by one lot owner for his own convenience to the detriment of his fellow lot owners.” *Mimis v. Jyleen*, 333 Mich. 447, 454; 53 N.W.2d 328 (1952).

A lot owner seeking to protect his or her right of use must raise “reasonable objections to vacation.” *Vander Meer v. Ottawa Co.*, 12 Mich. App. 494, 497; 163 N.W.2d 227 (1968). This test was culled from the language of an earlier statute that was not included in the LDA. Even so, the test has endured. *In re Gondek*, 69 Mich. App. 73, 77; 244 N.W.2d 361 (1976). See also *Brookshire–Big Tree Ass'n v.*

Onieda Twp., 225 Mich. App. 196, 201; 570 N.W.2d 294 (1997).

As described by this Court, “The test of whether an objection to vacation of a portion of a recorded plat is reasonable is not capable of precise answer.” Vander Meer, 12 Mich. App. at 497. In Westveer v. Ainsworth, 279 Mich. 580, 584–585; 273 N.W. 275 (1937), a plat dedicated to cottage life among undisturbed sand dunes could not be vacated to accommodate a resort. “It is a reasonable objection to vacation of the plat that it is proposed to take from the lot owners the conditions they prize as advantages and for which they have paid” Id. at 585. In this vein, “access to one’s property as it existed under a recorded plat at the time of purchase forms the basis of a reasonable objection to impairment of that access by vacation.” Vander Meer, 12 Mich. App. at 497. In In re Upjohn, 256 Mich. 181, 182–183; 239 N.W. 359 (1931), the Supreme Court found that a lot owner did not raise a reasonable objection to vacating a “driveway,” actually a road, where it had never “been opened, is difficult to locate,” and was only used as part of a golf course fairway. The mere speculation that roadways that the objector actually used might be closed in the future was insufficient to block the vacation of other unused roadways, the Court determined.

*5 These examples guide our conclusion that the circuit court clearly erred in determining that the Butts failed to raise a reasonable objection to the vacation of Summit Road. The Butts used Summit Road along the entire length of their property. At the east end where Summit intersects with Maple, the Butts erected a garage for their daily-use vehicles. At the far west end of their property, the Butts constructed a large pole barn and depended upon the use of Summit Road to park recreational vehicles inside. The Butts relied upon the plat description of Summit Road and denial of the use of this road will deeply impact their use and enjoyment of their property.

The circuit court did not clearly err, however, in determining that the Butts presented no reasonable objection to the vacation of Peach Road. Mr. Butt claims he depended on his right to build up Peach Road as a second access point to his property for emergency vehicles. Mr. Butt did not deny that the topography of the area included a steep drop off. Yet, he claimed that he intended to fill in the area to make it passable. The circuit court found this plan unlikely and credited competing evidence

that the fire marshal rejected Peach Street as a possible route to the Butts’ house.

However, the Butts assert that the circuit court could not vacate the roads and grant fee title interest to the abutting landowners in the manner it did. Specifically, they contend that the LDA “lays out a procedure to amend a plat to conform with the facts that exist, but an action brought under this law will not lie unless the Plaintiffs are first able to show a superior claim to the property at issue under some legal theory, such as adverse possession”

The LDA “provides a process for surveying and marking subdivided property.” Tomacek v. Bavas, 482 Mich. 484, 495; 759 N.W.2d 178 (2008) (opinion by KELLY, J.). “The LDA was never intended to enable a court to establish an otherwise nonexistent property right. Rather, the act allows a court to alter a plat to reflect property rights already in existence.” Id. at 496. Concerning the interplay between an action brought under the LDA and an action to quiet title, our Supreme Court has said

an action that seeks to establish a substantive property right arises independently of an LDA action to vacate, correct, or revise a recorded plat. It is only after such a property right has been recognized that the need arises under the LDA to revise a plat that does not reflect the newly recognized property right. Until that property right is legally recognized, the LDA is inapplicable. The language of the LDA and our cases analyzing the LDA demonstrate that an LDA action is appropriate when a party’s interest arises from or is traceable to the plat or the platting process. [Beach v. Township of Lima, 489 Mich. 99, 102; 802 N.W.2d 1 (2011).]

In Tomacek, 482 Mich. at 496, the Court held that the plaintiffs did not seek, and the trial court did not effectuate, the creation of substantive property rights through the LDA. Rather, the plaintiffs sought to clarify their right to install a sewer connection along an easement marked on the plat map for ingress and egress to a landlocked parcel. “The trial court merely used the

LDA as the tool to validate property rights that already existed.” *Id.*

In *Beach*, 489 Mich. at 103–104, the plaintiffs sought to declare title to platted streets under the theory of adverse possession. The streets had never been developed and the plaintiffs had farmed the land for approximately 100 years. *Id.* at 104. The Supreme Court held that an equitable quiet title action was the proper method by which to establish the plaintiffs' property rights. *Id.* at 110. Only when those rights were settled could a court correct the plat map. *Id.*

*6 Our conclusion finds support in the plain language of the LDA. The LDA defines a plat as a “map or chart of a subdivision of land.” [MCL 560.102(a).] This Court has also described plats as “a description of the physical property interests on a particular area of land.” [Tomacek, 482 Mich. 496 (opinion by KELLY, J.).] When a party files an LDA action to vacate, correct, or revise a recorded plat, MCL 560.223(b) requires the plaintiff to set forth the “reasons for seeking the vacation, correction, or revision of the plat.” However, without a judicial decree showing that plaintiffs validly obtained record title to the property, there is no legal or record basis for plaintiffs to seek a vacation, correction, or revision of the plat. Thus, the plat accurately reflected the underlying substantive property rights until the change in ownership rights was established by plaintiffs' adverse possession action. [*Id.* at 111.]

The portion of Summit Road vacated by the trial court had already been graded and filled in by the Butts. Before the county abandoned the road, it also graded and cleared

snow from the area. When the county and township abandoned their interests, this portion of Summit became a private road, one still in use by both the Butts and the Tresses. Public abandonment did not create an odd strip of land between the property of two owners over which rights needed to be established as contemplated in *Valoppi*, 339 Mich. at 678. And both the Tresses and the Butts retained the right to use this portion of Summit Road for ingress and egress. *2000 Baum Family Trust*, 488 Mich. at 152, quoting *Detroit City R. Co.*, 85 Mich. at 653. The trial court could not use the LDA to eliminate the private road, divide the subject land in half, and award each side exclusive use of its portion. This was the creation of substantive property rights, not permitted under the statutes. Because the newly created property rights conflicted with the Butts' right to use the road despite its abandonment, the trial court erred by failing to preserve the easement enjoyed by the Butts, which was created when the roads were platted.

Although use of Peach Road has not been as heavy, plaintiffs still employed an incorrect legal mechanism to establish their rights. Accordingly, we must vacate the trial court's order awarding fee title interests to the roads in question based only on the LDA. On remand, the court must modify the order consistent with this opinion.

We vacate the lower court's judgment and remand for further proceedings consistent with this opinion. We do not retain jurisdiction.

All Citations

Not Reported in N.W.2d, 2017 WL 1927845

Footnotes

1 These parties are required defendants pursuant to MCL 560.224a.

EXHIBIT E



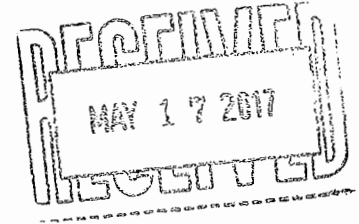
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April 24, 2017

Mr. Peter Menser
Associate Planner
Meridian Township
Department of Community Planning and Development
5151 Marsh Road
Okemos, Michigan 48864



**Re: Maintaining Proposed Surface Cover for Redevelopment of the Proposed Gasoline Dispensing Station Located at 1619 Haslett Road, Haslett, Michigan
PM Environmental, Inc. Project No. 01-3537-3-0005**

Dear Mr. Menser:

PM Environmental, Inc. (PM), on behalf of CBG Holdings, LLC, prepared this letter recommending against any reduction in the pavement and building foundation surface cover proposed to be installed and maintained as part of the proposed redevelopment of the above-referenced subject property.

Background Information and Facility/Property Status

The subject property is a closed Leaking Underground Storage Tank (LUST) site with the State of Michigan, with a Restricted Nonresidential Closure for previous underground storage tank (UST) releases granted by the Michigan Department of Environmental Quality (MDEQ) in December 2013. Regulatory Closure was granted with residual soil and groundwater petroleum contamination remaining in-place above Michigan's Part 213 Risk-Based Screening Levels, and the more recently developed MDEQ Light Non-Aqueous Phase Liquid (LNAPL) Screening Levels for Soil Volatilization to Indoor Air Inhalation and Direct Contact (i.e., dermal contact).

Land-use restrictions including prohibiting the use or installation of water wells preventing the use of the site for residential purposes, and requiring an evaluation of potential vapor intrusion prior to redevelopment, were conditions of the MDEQ closure.

Concentrations of lead and/or the chlorinated solvent tetrachloroethylene were also identified above Michigan's Nonresidential Drinking Water Protection and Direct Contact cleanup criteria, which are associated with historical service operations rather than the former LUST releases.

Based on the above, the subject property is a "facility" and a "property" (i.e., a contaminated parcel of land, as defined under Michigan Parts 201 and 213, respectively).

Maintaining Surface Cover and Due Care Compliance

CBG Holdings, LLC, conducted pre-purchase due diligence, including the preparation of a Baseline Environmental Assessment (BEA) in March 2015, which was submitted to the MDEQ to obtain liability protection for existing contamination.

*Maintaining Proposed Surface Cover for Redevelopment
Proposed Gasoline Dispensing Station Located at 1619 Haslett Road, Haslett, Michigan
PM Environmental, Inc. Project No. 01-3537-3-0005; April 24, 2017*

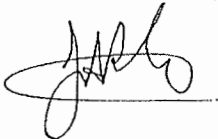
As such, CBG Holdings, LLC is not liable for cleanup of the subject property but has due care obligations to prevent occupant exposures to contamination, prevent exacerbation of existing contamination, and to comply with the provisions of the restrictive covenant filed in association with the 2013 LUST closure.

Site plans submitted in association with the proposed redevelopment included the construction of a concrete building foundation/floor slab, and installation of asphalt and/or concrete pavement with a level of surface cover generally equivalent to that which currently exists. In accordance with the due care obligations of CBG Holdings, LLC, these impervious surfaces will act as a barrier to potential occupant dermal contact exposures to contaminated soils and will act as a barrier to infiltration of precipitation through residual contaminated soils, thereby minimizing the odds that the existing groundwater contaminant plume would be mobilized beyond its current extent, as it may if surface pavement cover is not maintained.

During the Meridian Township Board meeting on Tuesday, April 18, 2017, the potential for reducing the proposed pavement surface cover was discussed. However, to ensure that CBG Holdings, LLC can meet its due care obligations and to prevent exacerbation of existing contamination via increased water infiltration through residual soil contamination at the subject property, PM does not recommend any reduction in the proposed surface pavement cover or proposed building foundation cover.

If you have any questions related to this letter, contact my office at (800) 313-2966.

Sincerely,
PM ENVIRONMENTAL, INC.



J. Adam Patton, CHMM
Manager – Site Investigation Services

cc: Mr. Robert Saroki, CBG Holdings, LLC
Mr. Jeff Kyes, Kebs, Inc.



To: Zoning Board of Appeals

From: Mark Kieselbach
Director of Community Planning and Development

Date: April 20, 2018

Re: ZBA Case 18-04-25-1 (Saroki)
Appeal of Site Plan Review #18-03

- Pursuant to Section 86-187 of the Code of Ordinances, Shop Town LLC is appealing the Director of Community Planning and Development approval of Site Plan Review #18-03. Except for decisions regarding special use permits and planned unit development decisions, an aggrieved person, officer, department, board, or bureau of state government may appeal any administrative order or decision of the Director of Community Planning and Development or administrative official charged with enforcement of the zoning ordinance to the Zoning Board of Appeals.

Site Plan Review #18-03 is for the redevelopment of the Haslett Marathon site at 1619 Haslett Road. The proposed project includes the construction of a 6,622 square foot gasoline station and convenience store and motor vehicle repair shop and a 3,300 square foot pump canopy. The Director of Community Planning and Development approved the site plan on February 23, 2018. Shop Town LLC, on March 2, 2018 appealed the Director's approval of the site plan. Prior to the approval of the site plan the Township Board on June 26, 2017 approved Commercial Planned Unit Development #17014 for the redevelopment of the subject site. The Township Board also approved the streetscape for the subject site on October 3, 2017.

The Commercial Planned Unit Development (C-PUD) ordinance was adopted in 2011 with the intent to encourage redevelopment of commercial properties and provide reasonable flexibility in the standards. The ordinance placed the oversight of projects before the Township Board where coordinated planning and zoning goals would be considered. The Ordinance also eliminated the need for additional approvals such as variances from the Zoning Board of Appeals or special use permits from the Planning Commission and gave the Township Board the authority to make those decisions.

In regard to the issues raised in the appellant's letter, staff provides the following comments:

1.

Section 86-156(2)b.4

Surface water management. Attention shall be given to proper site surface water management so that it will not adversely affect neighboring properties and natural features, or worsen downstream flooding and water quality.

i. *The project and related improvements shall be designed to protect land and water resources from pollution of soils, groundwater, and water features.*

ii. *Storm water detention, retention, transport, and drainage facilities shall, inasmuch as practical, be designed to use or enhance the natural storm water system on-site, including the storage and filtering capacity of wetlands, water features, and/or the infiltration capability of the natural landscape. Storm water facilities shall conform with the requirements of the county drain commissioner.*

A storm water plan was submitted as part of the C-PUD and site plan review process, a copy of the plan is attached. Approval of the C-PUD and the site plan were conditioned on the applicant obtaining approval from the Ingham County Drain Commissioner and the Township Director of Public Works and Engineering.

Staff was not aware the Ingham County Drain Commissioner has refused to approve the site plan. Staff spoke with the Ingham County Drain Engineer on April 16, 2018. Other than reviewing and commenting on the site plan there has not been a refusal to approve the site plan.

The Township Board granted a waiver to allow the impervious surface coverage to be 87.7 percent.

2.

Section 86-156(2)a.4

Traffic. New structures or uses shall not adversely impact traffic flows at or near their site to the extent that the public safety is endangered or the level of service is substantially deteriorated. Impacts on pedestrian and nonmotorized travel will also be evaluated, particularly in areas where sidewalks are not present.

Section 86-154(6) of the Site Plan Review ordinance requires that the plan show such things as driveways, off street parking areas, sidewalks, vegetation and fence on adjoining parcels. The requirement gives a better understanding of the relation between the subject property and adjacent land uses and potential impacts.

The applicant's traffic consultant did provide a traffic comparison for the proposed redevelopment. It was estimated less than 100 new vehicle trips would be generated in the peak hour. The C-PUD does not require a traffic study unless the project exceeds 100 vehicle trips during the peak hour of the adjacent roadway. Approval of the C-PUD and the site plan were conditioned on receiving approval from the Ingham County Road Department.

Section 86-156(2)b.3

Drives and Circulation. Attention shall be given to location and number of access points to the public streets, width of interior drives and access points, general interior circulations, separation of pedestrian and vehicular traffic, method of screening, and arrangement of parking areas that are safe, convenient, and do not detract from the design of proposed buildings and neighboring properties. The pedestrian circulation system shall be insulated where possible from the vehicular circulation system. Shared parking and interior connecting drives shall be required wherever feasible.

There are four driveways currently serving the site, two on Marsh Road and two Haslett Road. The site plan that was approved eliminated the northern driveway on Marsh Road and the two driveways on Haslett Road. Access to the site from Haslett Road is from the vacated road along Marathon's eastern property line. If the entire vacated road cannot be used for joint access to Marathon and Shop Town, then one possible revision might allow Marathon to use the west half of the vacated road plus a portion of its abutting property for access, which might allow Marathon to continue with its existing C-PUD. If that option is approved, however, it might affect how the east half of the vacated road can be used to provide access to Shop Town. Agreement on the joint use of the vacated road for mutual access would be prudent for the Marathon and Shop Town's mutual interests.

Even if Marathon and Shop Town do not reach a formal agreement on the use of the vacated road, the present site plans for the Shop Town property and the Marathon property have for many years shown this vacated road as a joint access for both properties. Shop Town would be violating its own site plan by not allowing this joint access to continue, and at the very least would need to apply for and obtain approval of an amendment to its own site plan. Since Marathon's site plan simply preserves the status quo in which the vacated road is used as joint access, Shop Town has no basis under the zoning ordinance to object to the vacated road's continued use for that purpose.

3.

Section 86-156(2)b.2

Parking and loading. The required number of parking and loading spaces for the intended use, as provided in the applicable zoning district regulations, shall be sufficient. Calculations and justifications for additional spaces shall be noted on the plans.

Pursuant to the C-PUD the Township Board has the authority to waive the parking standard. The Township Board granted a waiver to allow the number of parking spaces to be reduced to 18 and to eliminate the loading space.

No appeal or review was taken from the Township Board's decision granting the waiver, and the time for such review has long passed. Staff does not have authority to overrule the Township Board's decision.

4.

Section 86-156(2)a.1 and Section 86-156(2)a.2

(2) Review standards. The following review standards shall be applied in evaluating the site plan:

a. Neighborhood and community character standards.

1. New or existing structures. New or existing structures shall be constructed or renovated in a manner that is compatible with the surrounding neighborhood when adjacent to a residential zone.

2. Relation of proposed buildings to environment. Proposed buildings shall be adapted to the terrain and the size and shape of the lot.

i. Compatibility with surrounding buildings. New buildings shall be compatible with the architectural character of surrounding buildings.

ii. Building materials. Building materials shall be compatible with, or complimentary to, neighboring sites and structures.

iii. Siting. The design of a building, its location on the site, and the site layout shall respond to specific site conditions, such as topography, solar and wind exposure, privacy, views, access, drainage, and noise.

iv. Special Features. Mechanical equipment, storage facilities, activity areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks or screening methods as shall reasonably be required to prevent their being incongruous with or disruptive to adjacent properties.

In keeping with the 2017 Master Plan and the Haslett PICA (potential intensity change area) the Township Board requested the applicant to place the building adjacent to Haslett Road. The Township in having the building adjacent to the road approved a waiver for the building set back from Haslett Road. A streetscape plan for the area between the building and the curb line along Marsh Road and Haslett Road was approved by the Township Board as part of the C-PUD. In addition the Township Board granted waivers for the perimeter landscaping, the parking setback from the Haslett Road right-of-way and the parking set back from the rear and side property lines.

The Township Board granted waivers in its C-PUD decision on each of the points raised by Shop Town in its appeal. Such Township Board waivers are allowed within the C-PUD process under Section 86-444(f)(3) of the Zoning Ordinance, which does not limit the Township Board from granting waivers to what Shop Town calls “perimeter setback requirements.” In addition, as noted above, no appeal or review was taken from the Township Board’s decision granting waivers, the time for such review has expired, and Staff does not have authority to overrule the Township Board’s decision.

The construction plans for the pathway/sidewalk along Marsh Road and Haslett Road will be reviewed and approved by the Township’s Chief Engineer.

5.

Section 86-156(2)b.5

Groundwater protection. Attention shall be given to all businesses and facilities, including private and public facilities, which use, store, or generate hazardous substances to ensure the following standards are met.

i. General purpose floor drains shall be connected to a public sewer system or an on-site holding tank (not a septic system) in accordance with state, county, and municipal requirements, unless a groundwater discharge permit has been obtained from the state department of environmental quality. General purpose floor drains which discharge groundwater which discharge to groundwater are generally prohibited.

ii. Sites where hazardous substances, hazardous wastes, or polluting materials are stored, used or generated shall be designed to prevent spills and discharges of such materials to the air, surface of the ground, groundwater, or water features.

iii. Secondary containment facilities shall be provided for aboveground storage of hazardous substances, hazardous wastes, or potentially polluting materials in accordance with state and federal requirements. Aboveground secondary containment facilities shall be designed and constructed so that the potentially polluting material cannot escape from the unit by gravity through sewers, drains, or other means, directly or indirectly, into a sewer system or to the waters of the state, including groundwater.

iv. Underground storage tanks shall be registered, installed, operated, maintained, closed, or removed in accordance with regulations of the state department of environmental quality.

v. Aboveground storage tanks shall be certified, installed, operated, maintained, closed, or removed in accordance with regulations of the state department of environmental quality.

vi. Bulk storage facilities for pesticides and fertilizers shall be in compliance with requirements of the state department of agriculture.

vii. Abandoned water and/or monitoring wells and cisterns shall be plugged in accordance with regulations and procedures of the state department of environmental quality and the county health department.

viii. State and federal requirements for storage, spill prevention, record keeping, emergency response, and transport and disposal of hazardous substances, hazardous wastes, liquid industrial waste or potentially polluting materials shall be met. No discharges of waste, waste effluent, wastewater, pollutants, or cooling water, shall be allowed without approval from appropriate state, county and local agencies.

ix. As of the effective date of the ordinance amendment from which this chapter is derived, new irrigation wells shall be prohibited in all locations within the Township where public water service is available. Abandoned irrigation wells shall be plugged in accordance with regulations and procedures of the state department of environmental quality and the county health department.

In the letter of appeal Section 86-156(2)a.5 was cited. The section that should have been cited for ground water protection is Section 86-156(2)b.5.

The site plan approval was conditioned on the applicant meeting all applicable groundwater protection standards. The C-PUD and the site plan approvals were also conditioned on the applicant receiving approval for site remediation from all applicable agencies. The environmental consultant for the applicant did provide informational on the contamination.

The Director placed a number of conditions on the site plan approval to ensure the development and use of the land will not adversely affect the public health, safety and general welfare; to ensure compliance with applicable Township ordinances and other local and state requirements. Please refer to conditions 3d., 4, 5, 6, 8, 9, 12 and 17 of the attached site plan review approval letter.

Zoning Board of Appeals Decision:

In its determination of the appeal, the decision shall be made by a concurring vote of a majority of the members of the Zoning Board of Appeals. The Zoning Board of Appeals may take, but is not limited to, any of the following actions:

1. Affirm the decision of the Director of Community Planning and Development or administrative official with or without modification.
2. Reverse the decision of the Director of Community Planning and Development or administrative official and state its reason therefor.
3. Modify the decision of the Director of Community Planning and Development or administrative official.

The Zoning Board of Appeals may require reasonable conditions in its decisions in order to further the intent and purpose of this chapter.

ZBA Case 18-04-25-1 (Saroki)
Appeal of Site Plan Review
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Attachments

1. Notice of Appeal
2. C-PUD #17041 Approval Letter
3. C-PUD #17041 Streetscape Approval Letter
4. Site Plan Review #18-03 Approval Letter
5. C-PUD Ordinance
6. Site Plan Ordinance
7. Approved C-PUD plan
8. Approved C-PUD streetscape plan
9. Approved site plan

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RECEIVED

MAR 02 2018

March 2, 2018

Via PDF E-Mail

Meridian Charter Township
Attention: Mark Kieselbach, Director of
Community Planning and Development
5151 Marsh Road
Okemos, MI 48864

**Re: Notice of Appeal
Site Plan Review Approval for Site Plan #18-03**

Dear Mr. Keiselbach:

As you know, our Firm represents Shop Town, LLC ("Shop Town") with respect to its ongoing opposition to the redevelopment of the Marathon gas and service station located at 1619 Haslett Road, Haslett, Michigan (the "Project"). This letter constitutes formal notice of Shop Town's appeal of the Site Plan Review approval granted by the Department of Community Planning and Development as set forth in its letter to Mr. Robert Saroki dated February 23, 2018 (the "Approval"). Shop Town owns the land adjacent to the Project and will be materially and adversely affected by the Project if it goes forward in accordance with the Approval.

This Appeal of the Approval is made pursuant to Section 86-187 of the Meridian Charter Township Zoning Ordinance (the "Ordinance"). As required by Section 86-187(1)a. of the Ordinance, the date of the decision was February 23, 2018 and the supporting materials (which are expressly listed in the Approval) include: (i) the Revised Site Plan prepared by Kebs, Inc. dated January 22, 2018 for Site Plan review #18-03; (ii) Building Elevations and Floor Plans prepared by Serra-Marko & Associates dated June 5, 2017; and (iii) the other findings, documents and information that are referenced in the Approval that served as a basis for the Approval. The Township has all of the foregoing plans, documents and information in its possession.

As discussed during the Site Plan Review hearing, the Site Plan and supporting materials failed to satisfy numerous Site Plan Review criteria set forth in Section 86-156 of the Ordinance. In order to receive Site Plan approval, the Site Plan must satisfy all of the Site Plan Review criteria. The failure to satisfy any of the Site Plan Review criteria, requires the Department of Community Planning and Development to deny the Site Plan.

In this case, the Project failed to satisfy at least seven of the Site Plan Review criteria, including without limitation, the following:

February 28, 2018

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1. Section 86-156 (2)b.4. The Site Plan and supporting materials do not adequately address (or even sufficiently show) all of the storm water drainage facilities. We note that the Ingham County Drain Commissioner continues to refuse to approve the Site Plan due to the existing extreme drainage issues surrounding the Project. In addition, the Site Plan shows almost 100% impervious surfaces and, if approved, would greatly exacerbate the existing storm water drainage issues in the area. The resolutions proposed by the applicant **must** be shown on the Site Plan and made available for review and comment. The failure to show the actual drainage plan and facilities directly contradicts the Site Plan Review requirements and should serve as a basis for denial.

2. Section 86-156 (2) a.4. and 86-156 (2)b.3. The Site Plan fails to satisfy the traffic, access, drives and circulation requirements. **Initially, to Shop Town's amazement, the applicant included Shop Town's property as part of its Site Plan. The applicant is not permitted to use any portion of Shop Town's property as part of its Site Plan, for access or for any other purpose. This areas shown on the Site Plan are not available and the Site Plan must be modified and the Project must be changed to only include land owned by the applicant.** Even if Shop Town was willing to include its land in the Site Plan (which it is not), the proposed access areas, internal drives and lanes are not functional anyway. The current site cannot handle or control its current vehicles – the addition of more vehicles with fewer access points will only make the situation worse and will create unacceptable risks to public safety. At a minimum a traffic study should have been required to enable stakeholders and decision makers to understand and address actual traffic and safety impacts. As mentioned during the Site Plan review hearing, it is one thing to forego such requirements when other stakeholders and impacted owners support a plan - - it is quite another when there is strong opposition, an existing traffic problem and legitimate safety concerns.

3. Section 86-156 (2)b.2. The Site Plan fails to satisfy review criteria related to parking. A casual observation of the property makes it clear that the applicant cannot currently park all of its cars in the limited parking spaces located on its site. Cars are currently parked and/or stored on the grounds, landscaped areas, curbs, drives and other non-parking portions of the property (which constitute independent violations of the Ordinance). The Site Plan not only ignores the existing parking problem, **it actually reduces the number of parking spaces available for uses while simultaneously increasing the need for parking by increasing the amount of usable square feet of space in the Project.** The problem is further intensified by the fact that the new space includes retail and a “convenience store/restaurant” which will result in even greater needs for parking spaces (including 13 seats for dining) than other types of uses. Finally, the Site Plan also fails to show a location for the storage of snow and/or for loading zones. These conditions not only violate the Township's requirements, they would produce an even more crowded and dangerous environment. In the end analysis, the Project and Site Plan are irresponsible with

February 28, 2018

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regard to parking. The potential hazards, dangerous conditions and impacts on Shop Town and are exactly the reason that the Township has the authority to deny site plans that create or exacerbate these types of problems.

4. Section 86-156 (2) a.1 and Section 86-156 (2) a.2 – The proposed new structures would not be compatible with surrounding properties or buildings. The applicant proposes establishing large new structures that would obstruct visibility, change sightlines and disrupt the continuity of the area. The proposed siting of the building openly **violates setback requirements**. Variances from perimeter setback requirements cannot be granted in the PUD process (only internal setbacks). **Perimeter setback requirements can only be relieved by a dimensional variance that is approved by the Zoning Board of Appeals**. The sidewalk areas also create safety risks to pedestrians that will in close proximity to a higher speed road with heavy traffic, limited visibility and confusing access drives and road circulation. Again, the traffic study should shed light on these safety issues by providing critical information about vehicle counts, speeds, stacking and safety and the Township is urged to have one obtained.

5. Section 86-156 (2) a.5. – The Project property is currently contaminated and the Site Plan fails to address, or even show, the extensive requirements related to protection of groundwater, the environment and the surrounding area. The failure to comply with these lengthy and important requirements put the health and safety of the entire area in jeopardy. If the Project is developed in accordance with the Site Plan, the Township may have legal exposure for any damages arising from the migration of contamination through ground water or failures in the storm water drainage system.

Based on the foregoing, and on Section 86-187(1)b. of the Ordinance, Shop Town requests the Township's Zoning Board of Appeals schedule this Appeal for a hearing as soon as reasonably practical. In the meantime, this Notice of Appeal operates to stay further action on the Project until this Appeal (and any further appeals) have been determined. Shop Town looks forward to supplementing, more thoroughly explaining and answering any questions, during the Zoning Board of Appeals hearing.

Thank you for your time and attention to this matter. Please contact us if you have any questions or comments or if additional information is required.

February 28, 2018
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Sincerely,

HONIGMAN MILLER SCHWARTZ AND COHN LLP



J. Patrick Lennon

cc: William Fahey
Stephen Wickens
Peter Hinz



June 9, 2017

Robert Saroki
3650 Stallion Way
Commerce, MI 48382

Dear Mr. Saroki:

RE: Commercial Planned Unit Development (CPUD) #17014

At its meeting on June 6, 2017 the Township Board voted to approve Commercial Planned Unit Development #17014 to redevelop the Haslett Marathon and construct an approximate 6,622 square foot gasoline station (with convenience store and motor vehicle repair shop) and 3,300 square foot pump canopy. Approval of the CPUD was subject to the following conditions:

1. The approval is based on the revised site plan prepared by Kebs, Inc., dated May 24, 2017 and received by the Township on May 26, 2017, subject to revisions as required.
2. The approval is based on the building elevations and floor plans prepared by Serra-Marko & Associates dated June 5, 2017 and received by the Township on June 6, 2017, subject to revisions as required.
3. Approval is subject to one or more amenities. The applicant proposes the following amenities: rehabilitation of degraded site and outdoor seating.
4. The waivers requested for building perimeter landscaping, building and parking lot setbacks, impervious surface, loading space, freestanding sign, and parking are approved as depicted on the site plan prepared by Kebs, Inc. dated May 24, 2017 and received by the Township on May 26, 2017.
5. The wall signs proposed on the building as depicted on the building elevations prepared by Serra-Marko & Associates dated June 5, 2017 and received by the Township on June 6, 2017 shall not exceed the total square footage provided by the lineal feet of building frontage occupied as identified in Section 86-687(3)(b) of the Code of Ordinances.
6. Site accessories such as benches, trash and recycling receptacles, exterior lighting fixtures, and bicycle racks shall be of commercial quality and complementary with the building design and style. Proposed site accessories shall be subject to approval by the Director of Community Planning and Development.
7. Site and building lighting shall comply with Article VII in Chapter 38 of the Code of Ordinances and are subject to the approval of the Director of Community Planning and Development. LED lighting is recommended for use where feasible.



8. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape material selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.
9. The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, Michigan Department of Environmental Quality, the Township, and all other relevant agencies. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
10. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.
11. Copies of the site plan information and construction plans for the project shall be provided in an AutoCAD compatible format to the Township Engineering staff.
12. Any future building addition or expansion will require a modification to the Commercial Planned Unit Development #17014.
13. Approval of the streetscape between the store and the curb line along Marsh Road and Haslett Road is contingent upon additional planning between the applicant and Township staff, subject to approval of the Township Board.
14. The Township Board desires to see a streetscape based on best practices for complete streets, which includes: curb to store front sidewalk, street trees, rain gardens, and street lighting.

Construction related to the CPUD must commence within 24 months from June 6, 2017, the date the Township Board approved request or such approval shall be void. If construction has not commenced within the 24 month time period, an extension may be requested in writing and submitted to the Township prior to the expiration date. An extension is subject to the Township Board's approval. All construction related to the CPUD must be completed within 36 months from the date of Township Board approval or within 48 months if an extension has been granted.

If you have any questions regarding this matter, please contact me at (517) 853-4506 or kieselbach@meridian.mi.us.

Sincerely,

Mark Kieselbach

Director of Community Planning and Development

CC: Jeff Kyes, Kebs, Inc.
John Heckaman, Chief Building Official
Derek Perry, Assistant Township Manager/Director of PW & Eng.



October 9, 2017

Robert Saroki
3650 Stallion Way
Commerce, MI 48382

Dear Mr. Saroki:

RE: Commercial Planned Unit Development (CPUD) #17014 Streetscape

At its meeting on October 3, 2017 the Township Board voted to approve the streetscape plan for Commercial Planned Unit Development #17014 at 1619 Haslett Road. Approval of the streetscape plan was subject to the following conditions:

1. The approval is based on the site plan and streetscape plan prepared by Kebs, Inc., dated August 28, 2017 and received by the Township on September 13, 2017, subject to revisions as required.
2. The conditions from the June 6, 2017 Township Board CPUD approval shall remain in effect.
3. The waiver for impervious surface coverage of 87.7 percent is approved as depicted on the site plan prepared by Kebs, Inc. dated August 28, 2017 and received by the Township on September 13, 2017.
4. Approval of the streetscape elements located in the Haslett Road and Marsh Road rights-of-way are subject to the approval of the Ingham County Road Department.
5. Any future building addition or expansion will require a modification to the Commercial Planned Unit Development #17014.

Construction related to the CPUD must commence within 24 months from October 3, 2017, the date the Township Board approved the request or such approval shall be void. If construction has not commenced within the 24 month time period, an extension may be requested in writing and submitted to the Township prior to the expiration date. An extension is subject to the Township Board's approval. All construction related to the CPUD must be completed within 36 months from the date of Township Board approval or within 48 months if an extension has been granted.



If you have any questions regarding this matter, please contact me at (517) 853-4506 or kieselbach@meridian.mi.us.

Sincerely,

A handwritten signature in cursive script that reads "Mark Kieselbach".

Mark Kieselbach
Director of Community Planning and Development

CC: Jeff Kyes, Kees, Inc.
John Heckaman, Chief Building Official
Derek Perry, Assistant Township Manager/Director of PW & Eng.

CHARTER TOWNSHIP OF MERIDIAN

Ronald J. Styla
Brett Dreyfus
Julie Brixie
Frank L. Walsh

Supervisor
Clerk
Treasurer
Manager



Phil Deschaine
Patricia Herring Jackson
Dan Opsommer
Kathy Ann Sundland

Trustee
Trustee
Trustee
Trustee

February 23, 2018

Robert Saroki
3650 Stallion Way
Commerce, MI 48382

**RE: Site Plan Review #18-03 (Haslett Road Marathon)
1619 Haslett Road**

Dear Mr. Saroki:

The Department of Community Planning and Development has completed its review of the site plan for the redevelopment of the property at 1619 Haslett Road. The proposed project includes the construction of a 6,622 square foot gasoline station with convenience store and motor vehicle repair shop and a 3,300 square foot pump canopy.

Findings:

The Township Board on June 26, 2017 approved Commercial Planned Unit Development #17014 for the redevelopment of the property. Approval was based on:

- A revised site plan prepared by KEBS, Inc., dated May 24, 2017 and received by the Township on May 26, 2017.
- Building elevations and floor plans prepared by Serra-Marko and Associates dated June 5, 2017 and received by the Township on June 6, 2017.
- Amenities including rehabilitation of a degraded site and outdoor seating.
- Waivers for building setback from Haslett Road and Marsh Road, building perimeter landscaping, impervious surface coverage of 74.98 percent, parking setback from the right-of-way, loading space and number of parking spaces at 18.
- Wall signs as depicted on the building elevations prepared by Serra-Marko and Associates dated June 5, 2017 and received by the Township on June 6, 2017.

The Township Board on October 3, 2017 approved the streetscape plan for Commercial Planned Unit Development #17014. Approval was based on:

- A revised site plan and streetscape plan prepared by KEBS, Inc., dated August 28, 2017 and received by the Township on September 13, 2017.
- A waiver of impervious surface coverage to 87.7 percent.

The revised site plan prepared by KEBS, Inc., dated January 22, 2018 and received by the Township on January 24, 2018 for Site Plan review #18-03 is consistent with the Township Board approval related to:

- Building and pump canopy location and size
- Building elevations and floor plans
- Amenities
- Building and parking setbacks
- Impervious surface coverage of 87.70 percent
- Number of parking spaces at 18
- Signage
- Streetscape plan

Site plan review approval is hereby granted subject to the following conditions:

1. Final approval is granted in accordance with the revised site plan, landscape plan and pervious/impervious plan prepared by KEBS, Inc., dated January 22, 2018, and received by the Township on January 24, 2018.
2. Final approval is granted in accordance with building elevations and floor plans prepared by Serra-Marko and Associates dated June 5, 2017 and received by the Township on January 24, 2018.
3. Prior to the issuance of a building permit the applicant shall submit the following items to the Department of Community Planning and Development:
 - a. Revised photometric plan including:
 - A chart showing the total amount of light, measured in lumens, from all lamps in light fixtures (Section 38-380).
 - Lights under the pump canopy cannot exceed 20 foot candles in any one spot (Section 38-380).
 - Wall mounted decorative or architectural lighting must be fully shielded and directed downward and cannot exceed 6,500 lumens per fixture (Section 38-380).
 - b. Style and specifications of street furniture for the outdoor seating area subject to the approval of the Director of Community Planning and Development.
 - c. Style and specifications of the bicycle racks subject to the approval of the Director of Community Planning and Development.
 - d. Copies of all necessary approvals and permits from the Ingham County Road Department, Ingham County Drain Commissioner's office, Township Department of Public Works and Engineering and State agencies for site remediation as applicable.
4. The applicant shall secure all necessary approvals from the Township Fire Department.
5. Utility plans, grading plans and soil erosion and sedimentation control plans are subject to the approval of the Director of Public Works and Engineering.
6. All utility service distribution lines shall be underground.
7. There shall be no relocation of water mains, sanitary sewer mains, and fire hydrants unless approved by the Director of Community Planning and Development.

8. The applicant shall meet all applicable groundwater protection standards listed in Section 86-156 of the Township Code of Ordinances.
9. The pathway along Marsh Road will need to be located farther away from Marsh Road as much as possible.
10. A pathway easement will be required for the new pathway along Haslett Road and Marsh Road.
11. The Township will only maintain the pathway along Haslett Road up to 7 feet from the Haslett Road right-of-way.
12. All roof-mounted or ground-mounted mechanical, ventilation, air conditioning (HVAC) and similar structures for the building shall be properly screened. The screening device shall be subject to the approval of the Director of Community Planning and Development.
13. Site plan review approval does not include approval of any wall, freestanding or other site signs. A separate permit is required for any signage.
14. The walls of the dumpster enclosure shall match the material used for the building.
15. Prior to the commencement of any grading, construction or land clearing activities, protective fencing shall be installed around all vegetation to be preserved to at least the dripline. The protective fencing shall remain in place throughout the project. Any and all plant material that dies from moving, relocation or as result of construction activities shall be replaced with a similar type and size of plant species, subject to the approval of the Director of Community Planning and Development.
16. All guy wires installed on deciduous or coniferous trees shall be removed by the property owner one (1) year after the installation of the trees.
17. Prior to construction the applicant shall schedule a meeting with the necessary agencies and the Township to establish a construction program.
18. Once the proposed landscaping is installed per the approved plans, it is the on-going responsibility of the property owner to maintain the landscaped areas and plant material. All dead, diseased, or missing vegetation shall be replaced within 90 days or as soon as weather allows.
19. Upon completion of the landscape installation and prior to the issuance of a Certificate of Occupancy, as-built landscape plans, that exist in a computer format, shall be submitted to the Director of Community Planning and Development for review and approval.
20. Upon completion of the installation of the outdoor light fixtures and prior to the issuance of a Certificate of Occupancy, a registered engineer or architect shall verify in writing to the Director of Community Planning and Development the outdoor lighting was installed per the approved photometric plan and outdoor light fixtures, and that the lighting is in accordance with Section 38-371 (Outdoor Lighting). An as-built photometric plan may be required, including on-site foot candle measurements of the installed light fixtures.

21. The approved revised site plans shall be the official plans for the commercial use planned unit development project. It is the responsibility of the owner to provide a set of approved plans to the appropriate construction companies for said project. Copies of the signed and approved plans are enclosed for your files. Revisions, if necessary, to the approved revised site plans shall be subject to the approval of the Director of Community Planning and Development.

22. All applicable conditions of Commercial Planned Unit Development #17014 shall remain in effect, including all waivers granted by the Township Board.

Decisions by staff, regarding the site plan review approval, may be appealed to the Zoning Board of Appeals. Such an appeal would have to be made within ten (10) days of the date of staff action and must be in accordance with Section 86-186 of the Township Code of Ordinances. Consequently, your site plan review approval will not become valid until March 5, 2018. A building permit must be approved within 24 months of the effective date of the site plan, otherwise the site plan approval shall be void.



Mark Kieselbach
Director of Community Planning and Development

Enclosures

cc: John Heckaman, Chief Building Inspector
Younes Ishraidi, Chief Engineer
Tavis Millerov, Fire Inspector

Chapter 86. Zoning

ARTICLE IV. District Regulations

DIVISION 4. Other Districts

§ 86-444. Commercial Planned Unit Development (C-PUD).

[Ord. No. 2011-13, 8-16-2011]

(a) Purpose and intent.

- (1) To encourage investment in obsolete, underused, vacant or nonconforming commercial properties by providing an alternate development review process.
- (2) To provide reasonable flexibility for modifications to or redevelopment of commercial sites to ensure the continuing economic viability of the Township's commercial areas.
- (3) To provide an opportunity for the Township to collaborate with stakeholders to promote the goals of the Township.
- (4) To promote innovative and environmentally conscious site design and utilization.
- (5) To implement the goals of the master plan such as smart growth, walkability and compact development.
- (6) To encourage projects marketable to the public.

(b) Definitions.

AMENITY

Aesthetic, practical or other characteristics of a development that increase its desirability to a community. Amenities may differ from development to development.

WAIVER

Permission to depart from the requirements or standards of the underlying zoning ordinance.

(c) Permitted locations. C-1, C-2, C-3 (commercial) and CS (community service).

- (1) Permitted uses. All uses permitted by right and by special use permit in the underlying zoning district(s).
 - a. The commercial planned unit development (commercial PUD) approval shall serve as the special use permit review and approval for any use or other activity requiring special use permit approval in the underlying zoning district, provided the use or other activity requiring special use permit approval is identified before the Township Board approves the commercial PUD. Any use subject to special use permit review proposed after a commercial PUD approval must be processed pursuant to the special use permit requirements set forth in Chapter 86, Article II, Division 4 of the Code of Ordinances.

- b. The commercial PUD approval shall serve as the special use permit for any project subject to § 86-658 of the Code of Ordinances; a separate special use permit shall not be required.
 - c. A commercial PUD application to redevelop an existing use previously approved by special use permit shall act as the request to amend the existing special use permit.
- (d) Minimum commercial planned unit development (commercial PUD) performance objectives.
- (1) Provide good internal and external access to the street for pedestrians and bicycles (e.g., a minimum of conflict points between vehicles and pedestrians and cyclists).
 - (2) Minimize environmental impacts by using green building and site development techniques.
 - (3) Enhance access to all alternative transportation modes including public transportation.
 - (4) Use of quality building materials.
 - (5) Provide for buffering between any conflicting feature of the design and an adjacent residential land use.
 - (6) Adherence to smart growth principles.
 - (7) Preference for parking located in the rear or side yard.
- (e) Amenities.
- (1) Requirements and guidelines.
 - a. Every commercial PUD shall incorporate one or more amenities.
 - b. Waivers from zoning ordinance standards may be granted by the Township Board in exchange for amenities.
 - c. Amenities shall not be combined or counted more than once or counted toward any other requirement of the ordinance.
 - d. When multiple amenities are proposed multiple criteria categories should be represented.
 - e. Amenities shall be visible and/or accessible to the public from a fully improved street, and/or a benefit to the general public.
 - (2) Criteria. Amenities acceptable for consideration by the Township shall meet one or more of the following criteria:
 - a. Type, value and number of amenities shall be proportionate to the size and/or cost of the project.
 - b. Variety of amenity categories represented.
 - c. Support of goals expressed in this section, the Township Board policy manual, the master plan, or other applicable adopted plans.
 - d. Consistency and compatibility with the intended use of the site.
 - e. Continuity of design elements.
 - f. Appropriate and harmonious with the surrounding area.
 - g. Potential to act as a catalyst for improvements to surrounding sites.
 - (3) Categories listing examples of possible amenities.
 - a. Conservation:
 1. Any alternative energy system.
 2. Grey water recycling.

3. Green roofs.
 4. Electric car charging stations.
 5. Activities or technologies listed for Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council or certification criteria of organizations with similar goals; for example, American Society of Landscape Architects (ASLA) Sustainable Sites Initiative (SITES) or the Society of Environmentally Responsible Facilities (SERF).
- b. Environment:
1. Significantly increased pervious surfaces.
 2. Rehabilitation of degraded sites.
 3. Green space exceeding the underlying permeable surface regulation.
 4. Rehabilitation of green space designated as links on the greenspace plan.
 5. Street trees installed at a 20% higher density or one-inch caliper larger than required by the Code of Ordinances.
- c. Accessibility:
1. Transit stops. The addition or relocation of one or more transit stops when supported by a local transit provider.
 2. Foot and bicycle pathways and sidewalks that connect with the Township's pedestrian/bicycle pathway system and routes identified in the Township's greenspace plan via a public right-of-way or public access easement.
 3. Covered bicycle storage on site.
- d. Parks, recreation and culture for active and passive activities:
1. Public recreation resources.
 2. Public cultural venues.
 3. Public art at 1% of the project cost designed to withstand natural elements and reasonable public contact for at least 10 years.
- e. Social interaction:
1. Outdoor gathering spaces or outdoor eating spaces of 300 square feet or more.
 2. Public outdoor seating plazas adjacent to or visible and accessible from the street including, but not limited to, benches or other outdoor seating not associated with an outdoor cafe.
 3. Privately maintained courtyards, plazas, pocket parks, and rooftop gardens and similar features with seating for the public.
- f. Site and building design:
1. Underground utilities.
 2. Combination of first floor awnings and upper floor balconies adjacent to a public street.
 3. Porches on any structure.
 4. Multilevel or underground parking.
 5. Ornamental paving treatments for sidewalks and/or parking areas such as, but not limited to, concrete masonry unit pavers, brick, stone or pervious concrete or asphalt.

6. Innovative lighting.
 7. Sidewalk planters located in the vicinity of sidewalks and/or outdoor seating areas.
 8. Public access to new technology including wireless access points, electronic information displays, excluding unsolicited electronic broadcast information.
 9. Consolidation of multiple land parcels into one to facilitate an integrated design.
 10. Fountain.
- (f) Design standards.
- (1) Building materials.
 - a. Buildings shall be constructed of wood, brick, clapboards, beadboard, glass, and stone.
 - b. The use of vinyl, aluminum, and other metal sidings should be avoided.
 - (2) Accessories.
 - a. Railings, benches, trash receptacles, and bicycle racks shall be of commercial quality, and complement the building design and style, subject to the approval of the Director of Community Planning and Development.
 - b. All mechanical systems shall be screened from street level view on all sides by an opaque structure or landscape material selected to complement the building.
 - (3) General standards. Unless specifically waived by the Township Board, sites developed under this section shall comply with all standards found in the underlying zoning district as well as:
 - a. Chapter 38, Article VII, outdoor lighting.
 - b. Chapter 86, Article V, Division 1, § 86-473, street trees.
 - c. Chapter 86, Article VII, signs and advertising structures.
 - d. Chapter 86, Article VIII, Division 2, off-street parking and loading, for automobile and bicycle parking, and parking lot landscaping standards.
- (g) Procedures.
- (1) Preapplication conference. Each applicant shall confer with the Department of Community Planning and Development regarding the preparation of the planned unit development application. The general proposal in the form of a conceptualized site plan shall be reviewed by the Director of Community Planning and Development in a preapplication conference prior to submission of the commercial PUD application. The Director of Community Planning and Development shall furnish the applicant with requirements of the planned unit development application. It is not required that any person requesting a preapplication conference be an owner of or holder of an equitable interest in the subject property.
 - (2) An applicant is urged to meet with owners and occupants of surrounding properties to apprise them of a proposed development, share the physical design, receive comments, and revise the proposal accordingly prior to submitting an official application. The Township will assist by providing property owner and occupant contact information.
 - (3) Concept plan (optional). A property owner, prospective applicant or their representative may submit a concept plan for review and comment by the Planning Commission and Township Board.
 - a. Purpose:
 1. To acquaint the Planning Commission and Township Board with the proposed project.

2. To provide guidance regarding the proposed design's compatibility with the purpose, intent and standards of the commercial PUD ordinance.
 3. To reduce the applicant's time and cost.
- b. Submittal requirements:
1. A written request to initiate a concept plan review submitted to the Director of Community Planning and Development.
 2. A written summary of the project (amount and type of uses, basis for the design concept).
 3. A concept plan drawn to scale containing the following information:
 - i. Boundaries and acreage of the site.
 - ii. Zoning.
 - iii. Adjacent road network.
 - iv. General layout of buildings, interior access roads and unique design elements.
 - v. General location of known features affecting the site layout such as, but not limited to, floodplain, wetlands, woodlands, railroads, drains, rivers or rivers and streams, parkland, etc.
- c. Review procedure:
1. Upon receipt of a written request and other required data and information, the Director of Community Planning and Development shall review the concept plan.
 2. Within 30 days of the date of receiving a complete request the director shall forward to the Planning Commission and Township Board the concept plan and accompanying data along with any written comments from the director. The Planning Commission and Township Board shall concurrently review the concept plan and may offer comments or suggestions on the design. Comments or suggestions made during the review of the concept plan shall not be binding on the Township or the applicant.

(4) Application.

- a. Applications shall be submitted to the Department of Community Planning and Development on a special form for that purpose. Each application shall be accompanied by the payment of a fee in accordance with the duly adopted schedule of fees. No part of any fee shall be refundable.
1. Required data and information:
 - i. A map drawn to an engineer's scale of the total property showing its location in the Township and its relation to adjacent property.
 - ii. A reproducible two-foot contour topographic map drawn at the same scale as the site plan and showing the existing relief features on the site.
 - iii. A site plan of the proposed planned unit development design.
 - iv. A site analysis indicating the principal factors which influenced design decisions. The analysis shall include, but need not be limited to, soil conditions, topography, surrounding land uses, and surrounding pedestrian and vehicular circulation systems.
 - v. A schematic layout of the proposed storm sewer system.
 - vi. A document generally describing the proposed phasing program.
 - vii. A natural features study, as applicable.

- viii. A traffic study where the project will exceed 100 vehicle trips during the peak hour of the adjacent roadway.
 - ix. Building elevations drawn to scale (in color).
 - x. Proof of property ownership or a letter from the property owner authorizing the request submitted with proof of property ownership from the author of the letter.
 - xi. A written request identifying each waiver and proposed amenity shall be submitted with the commercial PUD application. Examples of waivers are:
 - A. Reduction in required lot area and lot width.
 - B. Reduction in front yard setbacks to move buildings closer to the road.
 - C. Reduction in side and rear setback requirements for structures and parking.
 - D. Increase in impervious surface coverage.
 - E. Reduction or elimination of building perimeter landscaping.
 - F. Reduction of the required parking spaces when the request is accompanied by a supporting study and/or agreement for shared parking on an adjacent or nearby site.
 - G. Exceed maximum building height.
2. Local agency review. The developer shall provide the Township with copies of comments from the following reviewing agencies, as applicable:
- i. Ingham County Road Commission.
 - ii. Michigan Department of Environmental Quality.
 - iii. Ingham County Drain Commissioner.
 - iv. Michigan Department of Transportation.
- (5) Planning Commission review.
- a. Hearing. Upon submittal of a complete application, the Planning Commission shall hold a public hearing.
 - 1. Notice of public hearing. Notices shall comply with the provisions outlined in Subsection **86-65(b)** of the Code of Ordinances.
 - 2. Planning Commission decision. Following the public hearing and after adequate review and study of the application, the Planning Commission shall recommend approval, modification, or denial, to the Township Board, within 60 days of the public hearing date and shall within said 60 days, report its action to the Township Board. The sixty-day period may be extended if the applicant consents.
- (6) Township Board hearing and decision. After receiving a recommendation from the Planning Commission, the Township Board shall conduct a public hearing which shall be preceded by notice as specified in § **86-65(b)** of the Code of Ordinances. Following the public hearing the Township Board shall make a determination to approve, modify, or deny the commercial PUD within 30 days of the public hearing date. The thirty-day period may be extended if the applicant consents.
- (7) Site plan review. Upon approval by the Township Board, the developer shall submit a complete site plan review application to the Department of Community Planning and Development, as outlined in Chapter **86** of the Code of Ordinances.
- (8) Any condition imposed upon a commercial PUD shall be part of the record and remain unchanged, unaltered, and not expanded upon, unless the change, alteration or expansion of a condition(s) is

reviewed and authorized by the Township Board. The Township shall maintain a record of conditions which are changed.

(h) Effect of issuance.

- (1) When permit becomes void. If the commercial PUD or construction related to the commercial PUD has not commenced within 24 months after the effective date of the commercial PUD, such approval shall be void.
- (2) Time for completion. All construction related to the commercial PUD must be completed within 36 months from the effective date of the approval, unless specifically approved as a phased development. If an extension is granted, all construction related to the commercial PUD shall be completed within 48 months from the effective date of the commercial PUD, unless specifically approved as a phased development.
- (3) Reestablishment. An approved commercial PUD shall not be reestablished without obtaining new approval from the Township Board in accordance with this division, unless the site has been converted to a use permitted by right or a subsequent use received a new commercial PUD.
- (4) Extension request. If the commercial PUD, or construction related to the commercial PUD, has not commenced within 24 months from the effective date of the special use permit, an extension may be requested in writing prior to the expiration date. An extension shall be reviewed and approved or denied in writing by the Township Board.

(i) Amendments.

- (1) Generally. The property owner may apply for an amendment in writing to the Director of Community Planning and Development. The director shall make a determination as to whether a proposed amendment constitutes a major or minor amendment to the original planned unit development.
- (2) Major amendments. A major amendment shall have a significant impact on the commercial PUD and the conditions of its approval, which shall include, but not be limited to:
 - a. Building additions located outside a building envelope as shown on the approved commercial PUD site plan.
 - b. Building additions that reduce any setback shown on the approved commercial PUD site plan.
 - c. Building additions in excess of 2,000 square feet for buildings under 20,000 square feet in gross floor area or 10% of an existing building over 20,000 square feet in gross floor area.
 - d. Expansion of a use that results in an additional 100 or more vehicle trip ends during the peak hours.
 - e. Addition of land to the commercial PUD equal to or more than 20,000 square feet for existing sites less than 40,000 square feet in area or two times the original site size for sites over 40,000 square feet.
 - f. Expansion of a use that anticipates a 10% or greater increase in required off-street parking.
 - g. Any addition to a legal nonconforming site.
- (3) Minor amendments. All amendments not deemed to be major amendments by the Director of Community Planning and Development shall be considered a minor amendment.
- (4) Process to amend a commercial PUD:
 - a. Major amendments shall follow the same procedure set forth in this section for new applications, including, but not limited to, submitting an application and fee.
 - b. Minor amendments. The Director of Community Planning and Development shall initiate the following review process:

1. Application. An application for an amendment to a commercial PUD shall be submitted to the Director of Community Planning and Development.
 2. Fee. A fee shall be paid at the time of filing the application in the amount established in the schedule of fees adopted by the Township Board.
 3. Hearing. Upon submittal of a complete application, the Director of Community Planning and Development shall hold a public hearing.
 - i. Notice of the public hearing. Notices shall comply with the provisions outlined in Subsection **86-65(b)** of the Code of Ordinances.
 - ii. Director of Community Planning and Development decision. Following the public hearing and after adequate review and study of the application, the Director of Community Planning and Development shall make a decision to approve, approve with conditions or deny the minor amendment request within 60 days of the public hearing date. The sixty-day period may be extended if the applicant consents.
 4. Site plan review. Upon approval of a minor amendment by the Director of Community Planning and Development, the applicant shall submit a complete site plan review application to the Department of Community Planning and Development, as outlined in Chapter **86** of the Code of Ordinances.
 5. Any condition imposed upon a minor amendment to a commercial PUD by the Director of Community Planning and Development shall remain unchanged, unaltered, and not expanded upon, except unless the change is reviewed and authorized by the Director of Community Planning and Development.
 - c. Appeal. An aggrieved person may appeal the decision of the Director of Community Planning and Development to the Township Board in accordance with **§ 86-188**.
- (j) Enforcement. The provisions of this article shall be enforced in the manner provided elsewhere in this Code of Ordinances. Any development that is not otherwise in conformance with these regulations shall not be approved.

Chapter 86. Zoning

ARTICLE II. Administration and Enforcement

DIVISION 5. Site Plan Review

[1] *State law reference: Site plans, MCL 125.286e.*

§ 86-151. Purpose.

[Code 1974, § 81-3.3(A)]

The Township finds that the development of nonresidential and multiple-family residential uses of land may have a substantial effect on the character of the community and its public health, safety, and general welfare. Therefore, this division requires that all nonresidential and multiple-family residential uses and structures be subject to site plan review in order to reasonably ensure that the development and use of land will not adversely affect the public health, safety, and general welfare; to ensure compliance with this chapter, other applicable ordinances, other Township planning documents, and state and federal statutes; and to ensure that the proposed development is compatible with the surrounding uses.

§ 86-152. Applicability.

[Code 1974, § 81-3.3(B)]

Except for single-family or two-family dwellings, a site plan approved under this division is required for any of the following:

- (1) All building permits, grading permits, and certificates of occupancy.
- (2) The construction, reconstruction, vertical or horizontal enlargement, relocation, or alteration of a building, or conversion of use. An alteration is any change in the supporting members of an existing building, any change in the location of doors or windows, or any change in usable floor area; it does not include normal repairs or maintenance.
- (3) Changes in on-site traffic flow or parking or the removal of structural or vegetative screening.

§ 86-153. Preliminary discussions; conceptual site plan review.

[Code 1974, § 81-3.3(C)]

An applicant may meet with the Director of Community Planning and Development to discuss the requirements for a site plan review. In addition to the preliminary discussions, an applicant may submit a conceptual plan for review by the Director of Community Planning and Development in order that preliminary technical deficiencies may be addressed prior to submittal of an application for a site plan review. This procedure is intended to be informational only and shall not limit the substance of the review process.

§ 86-154. Application; required information.

[Code 1974, § 81-3.3(D)]

The application shall be submitted to the Director of Community Planning and Development and shall include the following to encourage applicants to propose plans for and develop property which has high quality of site and building design. No application shall be processed until it is complete.

- (1) A site plan review application form available in the Department of Community Planning and Development containing the following information, where applicable:
 - a. The address and/or parcel number of the subject property.
 - b. The applicant's name, address, and phone number.
 - c. The name, address, and phone number of all persons with an ownership interest, if different from the applicant.
 - d. Name and address of the developer, if different from the applicant.
 - e. Name and address of the engineer, architect, landscape architect, land planner, and/or land surveyor aiding in preparation of the site plan.
 - f. Project title.
 - g. The gross and net acreage of all parcels in the project.
 - h. Projected time frame and development phases.
 - i. Total number of existing and proposed structures, units, bedrooms, or offices.
 - j. Square footage and usable floor area of existing and proposed buildings.
 - k. Number of existing and proposed parking spaces, carports, or garages.
 - l. Number of employees by shift.
 - m. Amount and type of existing and proposed recreation and open space.
- (2) A legal description and plot of survey of the subject property.
- (3) Evidence of fee and/or other ownership of the subject property for which site plan review is being requested.
- (4) A nonrefundable fee in the amount established in the schedule of fees as adopted by the Township Board.
- (5) Copies of required applications made to and reviews or permits received from other Township, county, state, or federal departments and agencies.
- (6) Layout plan, drawn to scale, showing the proposed location of structures and other improvements including roads, driveways, pedestrian walks, off-street parking areas, landscaped areas, buffers and screenings, vegetative pattern, natural features, fences and walls, lighting locations, and the land uses and zoning classifications on the subject parcel and adjoining parcels.
- (7) Landscape plan, drawn to scale, showing the locations of existing trees proposed to be removed or retained on the site, the location and design of landscaped areas, and the varieties and sizes of plant materials, including trees, shrubs, vines, and ground covers, to be planted therein, and other landscape features as may be necessary to illustrate the landscape content.
- (8) Utility plan, drawn to scale, showing the location and size of existing and proposed public water mains, wells, and sanitary sewers and associated easement or location of existing and proposed private drinking water wells, on-site wastewater treatment and disposal systems. The location of existing and proposed monitoring wells, irrigation wells, test wells, or wells used for industrial processes shall also be depicted. The location of existing and proposed private utilities including natural gas, electricity, telephone, and cable television and associated easements shall also be shown on the plan.

- (9) The location and elevations of existing and proposed water features, as well as their applicable floodplain. Grading and drainage plans, drawn to scale, including design of storm sewers, outlets, and showing existing and proposed contours at two-foot intervals, stormwater detention areas and retention ponds, and the piped stormwater drainage system. Plans shall also indicate direction of drainage flow. Sufficient data regarding site runoff estimates and off-site drainage patterns shall be provided to permit review of feasibility and permanence of drainage detention and/or retention as well as the impact on local surface and groundwater.
- (10) Floor plans and elevations, drawn to scale, illustrating all sides of the proposed structures as they will appear upon completion. All exterior surfacing materials and colors shall be specified.
- (11) Sign plans, drawn to scale, indicating their size, materials, and illumination, if any.
- (12) A map of the natural features of the site prior to development and a written description of the features to be retained, removed, or modified, and proposed measures to mitigate any negative impacts on the site and adjacent properties. Natural features to be addressed include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, water features, identified groundwater vulnerable areas, slopes greater than 20%, ravines, and wildlife habitats, vegetative cover types with potential to sustain significant, or endangered wildlife.
- (13) The location and status of any floor drains in existing or proposed structures on the site. The point of discharge for all drains and pipes shall be specified on the site plan.
- (14) A description and location for any existing or proposed above ground and below ground storage facilities.
- (15) The delineation of areas on the site which are known or suspected to be contaminated, together with a report on the status of cleanup or closure.
- (16) The description of the type of operations proposed for the project and drawings showing size, location, and description of any proposed interior or exterior areas for the storing, using, loading or unloading of hazardous substances, hazardous wastes, and/or polluting materials.
- (17) An inventory of hazardous substances to be stored, used or generated on-site, presented in a format acceptable to the Township Fire Marshal (include CAS numbers).
- (18) Completion of the environmental permits checklist on the form provided by the Department of Community Planning and Development.
- (19) Such other information as is necessary to enable the Director of Community Planning and Development to determine whether the proposed site plan will conform to the provisions of this chapter.

§ 86-155. Review process.

[Code 1974, § 81-3.3(E); Ord. No. 2007-12, 10-28-2007]

- (a) Generally. Upon a determination that the application is complete, the Director of Community Planning and Development shall initiate the following review process:
 - (1) Notice of review. Interested persons shall be notified of the site plan review as follows:
 - a. A notice of the review shall be sent by mail or personal delivery to the applicant, the property owner if different than applicant, and to the owners of property adjacent to the subject property at least 15 days prior to the date of the review. Such notice shall indicate the date, time, place, and subject of the review, and the place and time the proposed site plan may be examined.
 - b. The applicant shall post a notice of the review on a form provided by the Township on the subject property at least 15 days prior to the review.
 - (2) Review of site plan by the Director of Community Planning and Development. The Director of Community Planning and Development shall review each site plan to determine whether it complies

with this chapter, other applicable ordinances and other Township planning documents, any comments of other departments, and agencies, and state and federal statutes.

- (3) Decision. Upon receipt of all of the requested information, the Director of Community Planning and Development, within 30 days of the date the application is deemed complete, may approve, approve with conditions, or deny the application for site plan review as follows.
 - a. Approval. A site plan that complies with this chapter and the conditions imposed pursuant to this chapter, other Township planning documents, and state and federal statutes shall be approved.
 - b. Conditional approval. A site plan that requires minor modifications for compliance may be conditionally approved. The Director of Community Planning and Development shall identify the required revisions, additional information, or conditions, and the applicant shall submit a revised site plan or additional information as requested to the Director of Community Planning and Development within 30 days from the date of conditional approval. The director shall verify that the site plan complies with the conditional approval prior to issuing any permits to commence construction or certifications for occupancy. In the event that the revised site plan or additional information is not submitted within 30 days, the conditional approval shall be denied. The Director of Community Planning and Development may extend the thirty-day time period for good cause.
 - c. Denial. Upon determination that a site plan does not comply with the requirements and standards set forth in this chapter, other applicable ordinances, other Township planning documents, or state and federal statutes, the site plan shall be denied. An applicant whose site plan has been denied may submit a new site plan, pay the applicable fee, and receive a new site plan review or appeal the denial.
- (4) Notice of decision. The Director of Community Planning and Development shall notify the applicant in writing of the decision and the reasons therefor.
- (b) Appeal. An aggrieved person may appeal the decision of the Director of Community Planning and Development in accordance with § 86-187.

§ 86-156. Review criteria.

[Code 1974, § 81-3.3(F); Ord. No. 2010-11, 8-22-2010]

Site plans for projects shall be reviewed for compliance with the following standards and requirements, where applicable:

- (1) Conformance to zoning regulations. Each project shall satisfy all dimensional, landscaping, buffering, design, and other requirements set forth in this chapter and shall comply with other Township, county, state and federal laws, ordinances and regulations.
- (2) Review standards. The following review standards shall be applied in evaluating the site plan:
 - a. Neighborhood and community character standards.
 1. New or existing structures. New or existing structures shall be constructed or renovated in a manner that is compatible with the surrounding neighborhood when adjacent to a residential zone.
 2. Relation of proposed buildings to environment. Proposed buildings shall be adapted to the terrain and the size and shape of the lot.
 - i. Compatibility with surrounding buildings. New buildings shall be compatible with the architectural character of surrounding buildings.
 - ii. Building materials. Building materials shall be compatible with, or complimentary to, neighboring sites and structures.

- iii. Siting. The design of a building, its location on the site, and the site layout shall respond to specific site conditions, such as topography, solar and wind exposure, privacy, views, access, drainage, and noise.
 - iv. Special features. Mechanical equipment, storage facilities, activity areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks or screening methods as shall reasonably be required to prevent their being incongruous with or disruptive to adjacent properties.
3. Landscape preservation. The landscape should be preserved in as natural a state as possible by minimizing tree and soil removal. Sensitive areas, such as steep slopes, wetlands, and shore areas, as well as resource areas such as forests, wooded lots, and open space shall be preserved where practical.
 4. Traffic. New structures or uses shall not adversely impact traffic flows at or near their site to the extent that the public safety is endangered or the level of service is substantially deteriorated. Impacts on pedestrian and nonmotorized travel will also be evaluated, particularly in areas where sidewalks are not present.
 5. Lighting. Exterior lighting shall be designed and illumination arranged so that it is directed downward and deflected away from adjacent properties and so that it does not impair the vision of traffic along adjacent streets.
 6. Advertising features. The size location and lighting of all permanent signs and outdoor advertising structures or features shall be consistent with the requirements of Article VII of this chapter.
- b. Site development standards.
1. Fire and emergency access. Setbacks, access paths, and fire hydrant locations shall be provided per existing statutes and ordinances and in accordance with the requirements of the appropriate reviewing authorities. All buildings or groups of buildings shall be so arranged as to permit emergency vehicle access as required by the state construction code or Uniform Fire Code as referenced in this chapter.
 2. Parking and loading. The required number of parking and loading spaces for the intended use, as provided in the applicable zoning district regulations, shall be sufficient. Calculations and justifications for additional spaces shall be noted on the plans.
 3. Drives and circulation. Attention shall be given to location and number of access points to the public streets, width of interior drives and access points, general interior circulations, separation of pedestrian and vehicular traffic, method of screening, and arrangement of parking areas that are safe, convenient, and do not detract from the design of proposed buildings and neighboring properties. The pedestrian circulation system shall be insulated where possible from the vehicular circulation system. Shared parking and interior connecting drives shall be required wherever feasible.
 4. Surface water management. Attention shall be given to proper site surface water management so that it will not adversely affect neighboring properties and natural features, or worsen downstream flooding and water quality.
 - i. The project and related improvements shall be designed to protect land and water resources from pollution, including pollution of soils, groundwater, and water features.
 - ii. Stormwater detention, retention, transport, and drainage facilities shall, inasmuch as practical, be designed to use or enhance the natural stormwater system on-site, including the storage and filtering capacity of wetlands, water features, and/or the infiltration capability of the natural landscape. Stormwater facilities shall be designed so as not to cause flooding or the potential for pollution of water features or groundwater, on-site or off-site. Stormwater facilities shall conform with the requirements of the county drain commissioner.

5. Groundwater protection. Attention shall be given to all businesses and facilities, including private and public facilities, which use, store, or generate hazardous substances to ensure the following standards are met.
 - i. General purpose floor drains shall be connected to a public sewer system or an on-site holding tank (not a septic system) in accordance with state, county, and municipal requirements, unless a groundwater discharge permit has been obtained from the state department of environmental quality. General purpose floor drains which discharge to groundwater are generally prohibited.
 - ii. Sites where hazardous substances, hazardous wastes, or potentially polluting materials are stored, used, or generated shall be designed to prevent spills and discharges of such materials to the air, surface of the ground, groundwater, or water features.
 - iii. Secondary containment facilities shall be provided for aboveground storage of hazardous substances, hazardous wastes, or potentially polluting materials in accordance with state and federal requirements. Aboveground secondary containment facilities shall be designed and constructed so that the potentially polluting material cannot escape from the unit by gravity through sewers, drains, or other means, directly or indirectly, into a sewer system or to the waters of the state, including groundwater.
 - iv. Underground storage tanks shall be registered, installed, operated, maintained, closed, or removed in accordance with regulations of the state department of environmental quality.
 - v. Aboveground storage tanks shall be certified, installed, operated, maintained, closed, or removed in accordance with regulations of the state department of environmental quality.
 - vi. Bulk storage facilities for pesticides and fertilizers shall be in compliance with requirements of the state department of agriculture.
 - vii. Abandoned water and/or monitoring wells and cisterns shall be plugged in accordance with regulations and procedures of the state department of environmental quality and the county Health Department.
 - viii. State and federal requirements for storage, spill prevention, record keeping, emergency response, and transport and disposal of hazardous substances, hazardous wastes, liquid industrial waste, or potentially polluting materials shall be met. No discharge to surface water or groundwater, including direct and indirect discharges of waste, waste effluent, wastewater, pollutants, or cooling water, shall be allowed without approval from appropriate state, county and local agencies.
 - ix. As of the effective date of the ordinance amendment from which this chapter is derived, new irrigation wells shall be prohibited in all locations within the Township where public water service is available. Abandoned irrigation wells shall be plugged in accordance with regulations and procedures of the state department of environmental quality and the county Health Department.
6. Soil erosion and sedimentation. Soil erosion and sedimentation control measures, such as seeding and silt fencing, shall be required before, during, and upon completion of construction where deemed necessary to prevent erosion and sedimentation in accordance with current Township standards. In case a letter of credit is on file with the Township Treasurer, as work progresses, a new letter of credit may replace the letter of credit on file.
7. Utility service. New utility service distribution lines shall be underground wherever feasible. Any existing utility installations remaining above ground shall not adversely impact neighboring properties and the site. All utility installations shall be carried out in accordance with current standards, rules, and regulations of those agencies having jurisdiction.
8. Construction. All construction shall be carried out in accordance with the standards, rules, and regulations of the Township, including the Township Engineer's Construction Design Manual and all applicable ordinances.

§ 86-157. Modifications to approved site plans.

[Code 1974, § 81-3.3(G)]

Upon application and payment of the fee in the amount established in the schedule of fees adopted by the Township Board, modifications to an approved site plan may be granted by the Director of Community Planning and Development, provided that such changes conform to the provisions of this chapter and all other Township, county, state, and federal laws and regulations.

§ 86-158. Effect of issuance.

[Code 1974, § 81-3.3(H); Ord. No. 2007-08, 9-30-2007; Ord. No. 2010-05, 3-28-2010; Ord. No. 2011-06, 5-5-2011]

- (a) The effective date of a site plan shall be 10 days from the date of approval. In the event an appeal of the director's decision is filed within this ten-day period, the effective date of the site plan shall be the date the appeal is decided in favor of the applicant.
- (b) A building permit must be approved within 24 months of the effective date of the site plan, otherwise the site plan approval shall be void. For phased developments, the first building permit shall be approved within 24 months and all subsequent building permits shall be issued within five years of the date of site plan approval. Permitted time frames do not change with successive owners.
- (c) Approval of a site plan shall authorize only the construction and site improvements as depicted on the site plan.
- (d) If a building permit has not been issued within 24 months from the effective date of the site plan, an extension may be requested in writing prior to the expiration date. An extension request shall be reviewed and approved or denied in writing by the Director of Community Planning and Development.

The extension shall be granted if all three of the following criteria are met:

1. The applicant failed to begin construction within the required time period due to their inability to obtain financing or their inability to acquire the necessary permits, due to circumstances outside of the applicant's control.
2. The project continues to be consistent with the site plan review criteria listed in § 86-156 of the Township Code of Ordinances as originally applied.
3. The project remains conforming to all requirements of the previously approved site plan.

One extension may be granted for a period not to exceed 12 months from the expiration date of the site plan. In approving an extension, the Director of Community Planning and Development may impose new conditions to ensure the site plan remains conforming to the previously approved site plan. The site plan shall meet all applicable codes in effect as of the date of issuance of a building permit unless otherwise specifically exempted from the code in the site plan review approval.

§ 86-159. Subsequent permits.

[Code 1974, § 81-3.3(I)]

Site improvements related to the approved site plan, excluding grading and foundation permits, shall not commence until the applicant has secured all other permits and approvals required by this chapter and all other applicable Township, county, state, and federal laws and regulations.

§ 86-160. Performance guarantee.

[Code 1974, § 81-3.3(J)]

To guarantee compliance with this chapter and any conditions imposed by this chapter, at the time a certificate of occupancy is issued, the Director of Community Planning and Development may require that a cash deposit,

certified check, or irrevocable bank letter of credit in a form acceptable to the Township Treasurer, covering the estimated cost of incomplete improvements associated with the approved site plan, be deposited with the Township Treasurer to insure faithful completion of the improvements. As required improvements are completed, portions of a cash deposit or certified check may be rebated. In case a letter of credit is on file with the Township Treasurer, as work progresses, a new letter of credit may replace the letter of credit on file.

§ 86-161. Enforcement.

[Code 1974, § 81-3.3(K)]

Conditions and requirements stated as part of the site plan authorization shall be a continuing obligation of the owners of the subject property. Enforcement procedures as set forth in §§ 86-9 and 86-10 shall apply.

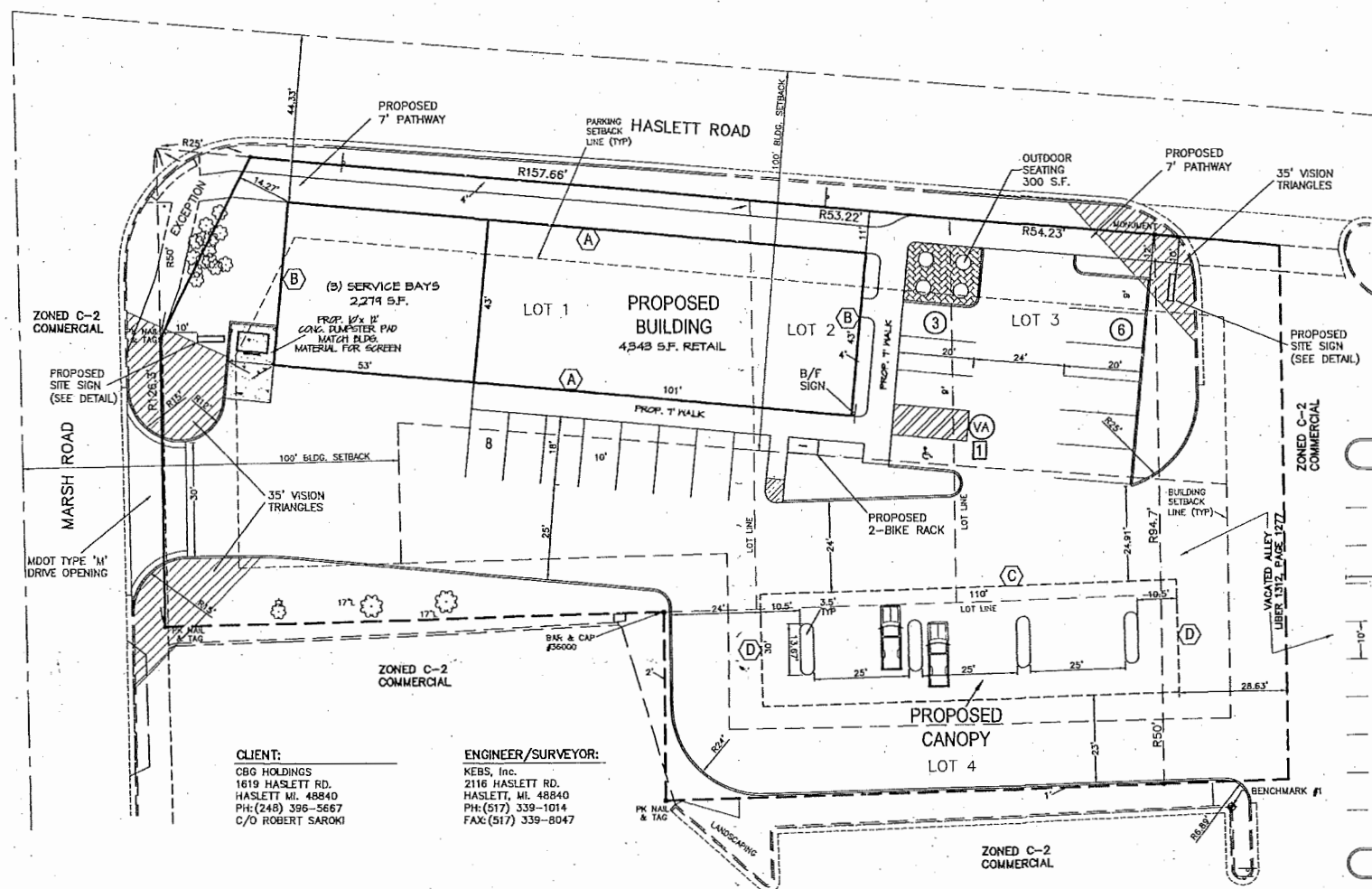
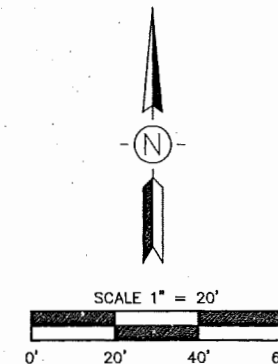
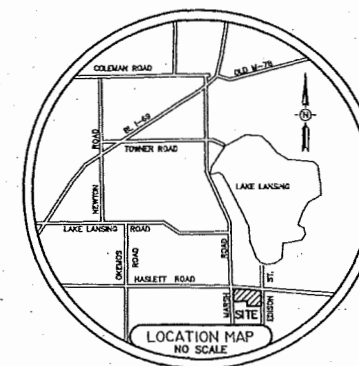
§ 86-162. Posting and other notification of decisions.

[Code 1974, § 81-3.3(L)]

- (a) A list of decisions made on site plans shall be posted by the Director of Community Planning and Development in the municipal building of the Township and shall include the following:
- (1) Name and location of project.
 - (2) Size of project.
 - (3) Brief description of project.
 - (4) Date the decisions to approve, conditionally approve, or deny the project was made.
- (b) All decisions shall be listed on the regular Planning Commission agendas and reported to the Township Board.

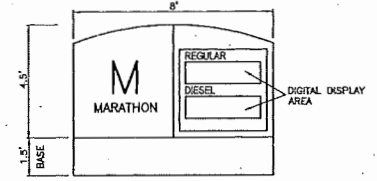
§ 86-163. through § 86-185. (Reserved)

CPUD PLAN FOR:
1619 Haslett Road
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



LEGAL DESCRIPTION:
 AS PROVIDED IN TAX DESCRIPTION FOR PARCEL 33-02-02-10-430-009 PER MERIDIAN TOWNSHIP ASSESSING RECORDS:
 LOTS 1 THRU 4 OF ENNIS SUB EXC- BEG @ NW COR LOT 1 ENNIS SUB -E ALONG N LOT LN 25 FT -SW'LY TO A PT ON W LOT LN 50 FT S OF NW COR SD LOT -N ALONG W LOT LN 50 FT TO POB. ALSO THAT PART OF W 1/2 OF VACATED EDSON ST LYING S OF HASLETT RD & ADJACENT TO LOTS 3 & 4 ENNIS SUB

- (A) DENOTES APPROX. LOCATION OF PROPOSED 154 SF WALL SIGNS
- (B) DENOTES APPROX. LOCATION OF PROPOSED 43 SF WALL SIGNS
- (C) DENOTES APPROX. LOCATION OF PROPOSED 17 SF WALL SIGNS
- (D) DENOTES APPROX. LOCATION OF PROPOSED 12 SF WALL SIGNS



TOTAL SIGN AREA 36 S.F./SIDE
 TOTAL SIGN AREA ALLOWED 28 S.F./SIDE + 12 S.F./SIDE FOR PARKING = 40 S.F.

CLIENT:
 CBG HOLDINGS
 1619 HASLETT RD.
 HASLETT MI. 48840
 PH: (248) 396-5667
 C/O ROBERT SAROKI

ENGINEER/SURVEYOR:
 KEBS, Inc.
 2116 HASLETT RD.
 HASLETT, MI. 48840
 PH: (517) 339-1014
 FAX: (517) 339-8047

PARKING DATA:
 RETAIL LESS THAN 25,000 S.F.
 5/1000 GFA MIN
 5.5/1000 GFA MAX.
 4343/1000 X 5 = 21.71 OR 22 MIN.
 4343/1000 X 5.5 = 23.89 OR 24 MAX.

AUTOMOBILE SERVICE
 1/BAY PLUS 1/EMPLOYEE
 3 BAYS = 3 SPACES
 4 EMPLOYEES = 4 SPACES

TOTAL PARKING REQUIRED = 29-31 SPACES
 TOTAL PARKING PROPOSED = 18 SPACES

BIKE PARKING REQ'D. 1/10 VEHICLE SPACES
 10/18 = 1.8 = 2 BIKE SPACES = 1 LOOP

EXISTING SITE ZONING C-2 COMMERCIAL
 TOTAL PROPERTY AREA 0.92 ACRES

REQ. BLDG. SETBACKS
 FRONT 100' FROM C/L
 SIDE 15'
 REAR 15'

REQ. PARKING SETBACKS
 FRONT 20' FROM R.O.W.
 SIDE 15'
 REAR 15'

APPROVED
 Date: 6-6-17 By: TOWNSHIP BOARD

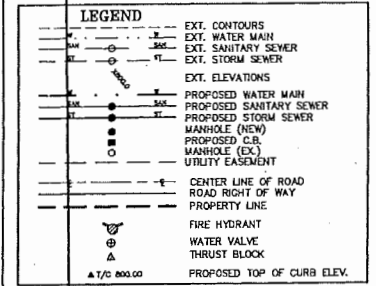
TOTAL IMPERVIOUS AREA
 34,264 S.F./39,888 S.F. x 100 = 85.90%
 TOTAL PERVIOUS AREA
 5,624 S.F./39,888 S.F. x 100 = 14.10%

SECTION	REQUIREMENT	REASON	WAIVER REQUESTED	COMPARISON TO EXIST.
06-367	100' BUILDING FRONT YARD SETBACK FROM C/L	44.33' PROP. BLDG. SETBACK	55.67' WAIVER	120.52'
06-402(13)	4' BUILDING PERMETER LANDSCAPE = 1,578 SF	280 SF PROPOSED NEST END	1,298 SF WAIVER	N/A
06-402(17)	MAX. 70% IMPERVIOUS AREA	85.90% PROP. IMPERVIOUS	15.90% WAIVER	74.98% EXIST. IMPERVIOUS
06-756(11)	20' PARKING SETBACK FROM RIGHT OF WAY	12' PROP. PARKING SETBACK	8' WAIVER	N/A
06-756(14)	15' SIDE AND REAR PARKING SETBACK	1' PROP. PARKING SETBACK	14' WAIVER	7.5' EXIST. PARKING SETBACK
06-721	(1) LOADING SPACE	NO LOADING SPACE PROPOSED	(1) LOADING SPACE	NOT DESIGNATED ON SITE
06-755	23 REQUIRED PARKING SPACES	18 SPACES PROPOSED	11 SPACES	NOT DESIGNATED ON SITE



BENCHMARKS
 BENCHMARK #1 ELEVATION: 857.37
 PK NAIL IN THE TOP OF THE CURB AT CORNER OF PARKING 18' EAST & 6' SOUTH OF THE SOUTHEAST CORNER OF THE SITE.

BENCHMARK #2 ELEVATION: 857.10
 PK NAIL IN THE SOUTHWEST SIDE OF A LIGHT POLE, AT THE NORTHWEST CORNER OF EDSON STREET & HASLETT ROAD (71' NORTH OF THE NORTHEAST CORNER OF THE SITE).



- EX. LEGEND**
- ▲ = SET 1/2" BAR WITH CAP
 - = FOUND IRON AS NOTED
 - = DISTANCE NOT TO SCALE
 - = FENCE
 - = ASPHALT
 - = CONCRETE
 - = GRAVEL
 - = EXISTING SPOT ELEVATION
 - = LIGHT POLE
 - = EXISTING CONTOUR ELEVATION
 - = GAS LINE
 - = UNDERGROUND TELEPHONE
 - = UNDERGROUND TELEVISION
 - = UNDERGROUND ELECTRIC
 - = OVERHEAD WIRES
 - = DECIDUOUS TREE
 - = CONIFEROUS TREE
 - = BUSH/SHRUB
- EX. TREE LEGEND:**
 A = APPLE
 CA = CRAB APPLE
 L = LOCUST

- EX. SEWER INVENTORIES:**
- = SANITARY MANHOLE
 - = DRAINAGE MANHOLE
 - = ELECTRIC MANHOLE
 - = TELEPHONE MANHOLE
 - = CATCHBASIN
 - = SANITARY CLEANOUT
 - = FIRE HYDRANT
 - = VALVE
 - = UTILITY POLE
 - = TRAFFIC LIGHT
 - = GUY WIRE
 - = UTILITY PEDISTAL
 - = TRANSFORMER
 - = ELECTRIC METER
 - = GAS METER
 - = WATER METER
 - = MONITOR WELL
 - = SIGN
 - = POST
 - = FILL PORT
 - = FUEL VAULT

NOTE: WATER SHALL HAVE 10' HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.

SHEET INDEX
 1. COVER SHEET
 2. LANDSCAPE PLAN

- 0 DENOTES PROPOSED NUMBER OF 10' x 18' PARKING SPACES
- 1 DENOTES NUMBER OF D/F SPACES
- VA DENOTES VAN ACCESS D/F SPACES
- 0 DENOTES PROPOSED NUMBER OF 9' x 10' PARKING SPACES

REVISIONS

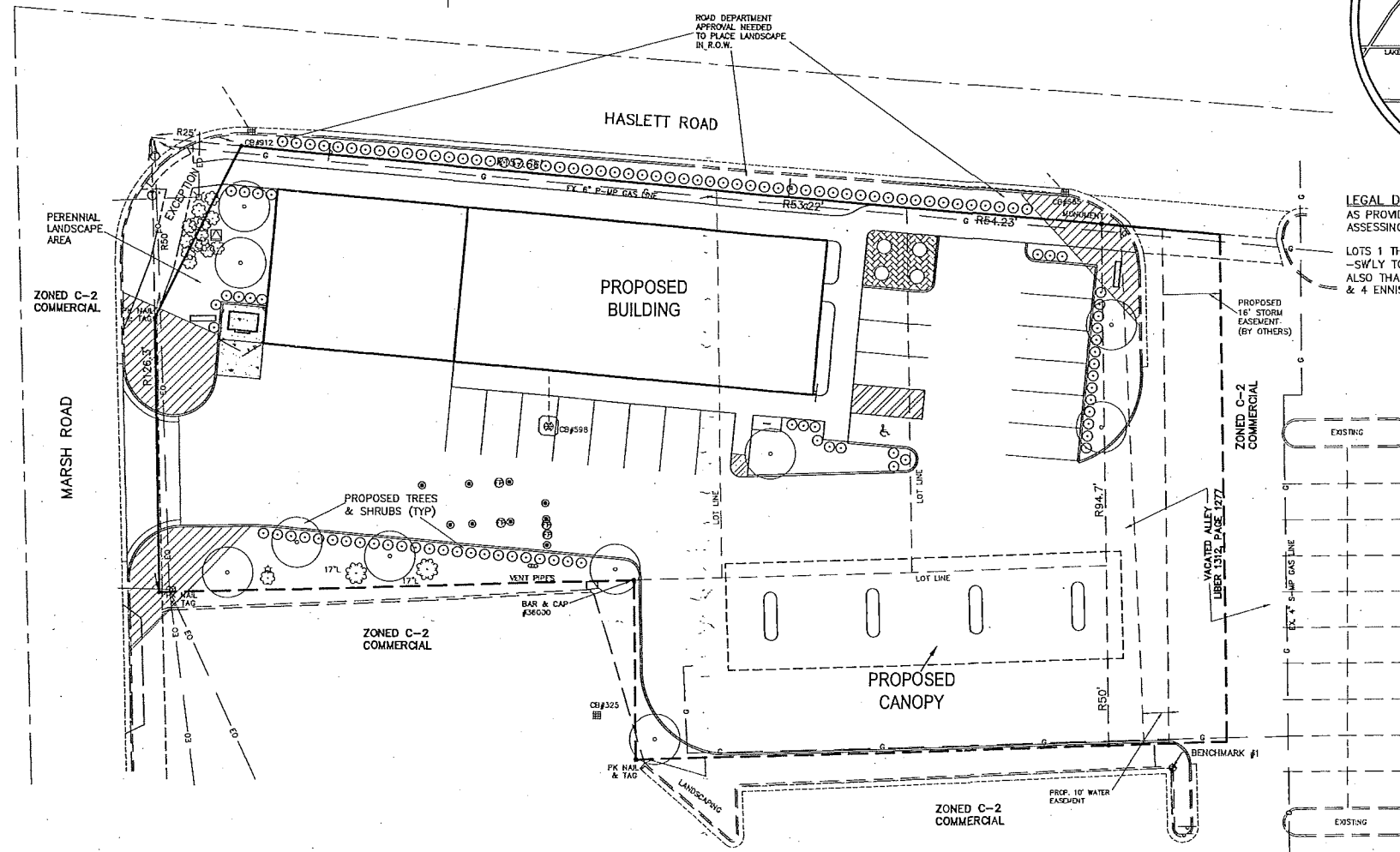
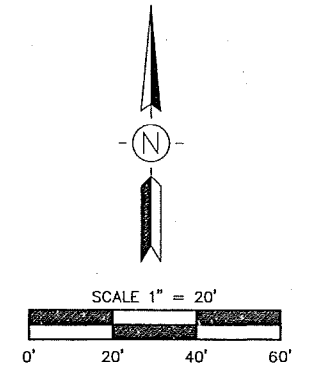
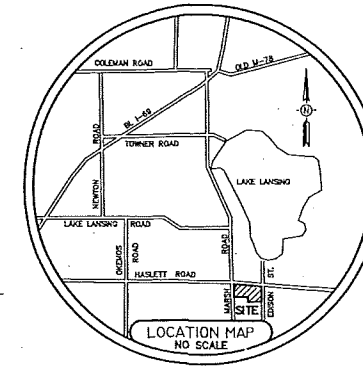
1-13-17 SUBMITTAL	DESIGNER: JMK	APPROVED BY: JMK
3-1-17 PC PUBLIC HEARING	PROJECT MGR: JMK	SHEET 1 OF 2
5-11-17 NEW SUBMITTAL		
5-17-17 NEW SUBMITTAL		
5-24-17 NEW SUBMITTAL REVISION		

KEBS, INC. KYES ENGINEERING
 2116 HASLETT ROAD, HASLETT, MI 48840
 PH: 517-339-1014 FAX: 517-339-8047
 1619 Haslett Road
 COVER SHEET

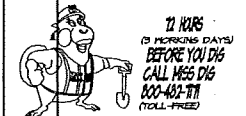
SCALE: 1" = 20'
 DATE: 9-23-15
 AUTHORIZED BY: CBG HOLDINGS
 JOB #: 89652

APPROVED: MAY 26 2017
 APPROVED: MAY 23 2017

CPUD PLAN FOR:
1619 Haslett Road
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



LEGAL DESCRIPTION:
 AS PROVIDED IN TAX DESCRIPTION FOR PARCEL 33-02-02-10-430-009 PER MERIDIAN TOWNSHIP ASSESSING RECORDS:
 LOTS 1 THRU 4 OF ENNIS SUB EXC- BEG @ NW COR LOT 1 ENNIS SUB -E ALONG N LOT LN 25 FT -SWLY TO A PT ON W LOT LN 50 FT S OF NW COR SD LOT -N ALONG W LOT LN 50 FT TO POB, ALSO THAT PART OF W 1/2 OF VACATED EDSON ST LYING S OF HASLETT RD & ADJACENT TO LOTS 3 & 4 ENNIS SUB



BENCHMARKS:
 BENCHMARK #1 ELEVATION: 857.37
 PK NAIL IN THE TOP OF THE CURB AT CORNER OF PARKING 18' EAST & 6' SOUTH OF THE SOUTHEAST CORNER OF THE SITE.
 BENCHMARK #2 ELEVATION: 857.10
 PK NAIL IN THE SOUTHWEST SIDE OF A LIGHT POLE, AT THE NORTHWEST CORNER OF EDSON STREET & HASLETT ROAD (78' NORTH OF THE NORTHEAST CORNER OF THE SITE)

LEGEND	
	EXT. CONTOURS
	EXT. WATER MAIN
	EXT. SANITARY SEWER
	EXT. STORM SEWER
	EXT. ELEVATIONS
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED C.B. MANHOLE (NEW)
	PROPOSED C.B. MANHOLE (EX.)
	UTILITY EASEMENT
	CENTER LINE OF ROAD
	ROAD RIGHT OF WAY
	PROPERTY LINE
	FIRE HYDRANT
	WATER VALVE
	THRUST BLOCK
	PROPOSED TOP OF CURB ELEV.

EX. LEGEND	
	SET 1/2" BAR WITH CAP
	FOUND IRON AS NOTED
	DISTANCE NOT TO SCALE
	FENCE
	ASPHALT
	CONCRETE
	GRAVEL
	EXISTING SPOT ELEVATION
	EXISTING CONTOUR ELEVATION
	GAS LINE
	UNDERGROUND TELEPHONE
	UNDERGROUND TELEVISION
	UNDERGROUND ELECTRIC
	OVERHEAD WIRES
	DECIDUOUS TREE
	CONIFEROUS TREE
	BUSH/SHRUB
	SANITARY MANHOLE
	DRAINAGE MANHOLE
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	CATCH BASIN
	SANITARY CLEANOUT
	FIRE HYDRANT
	VALVE
	UTILITY POLE
	LIGHT POLE
	TRAFFIC LIGHT
	GUY WIRE
	UTILITY PEDESTAL
	TRANSFORMER
	ELECTRIC METER
	GAS METER
	WATER METER
	MONITOR WELL
	SIGN
	POST
	FULL PORT
	FUEL VAULT

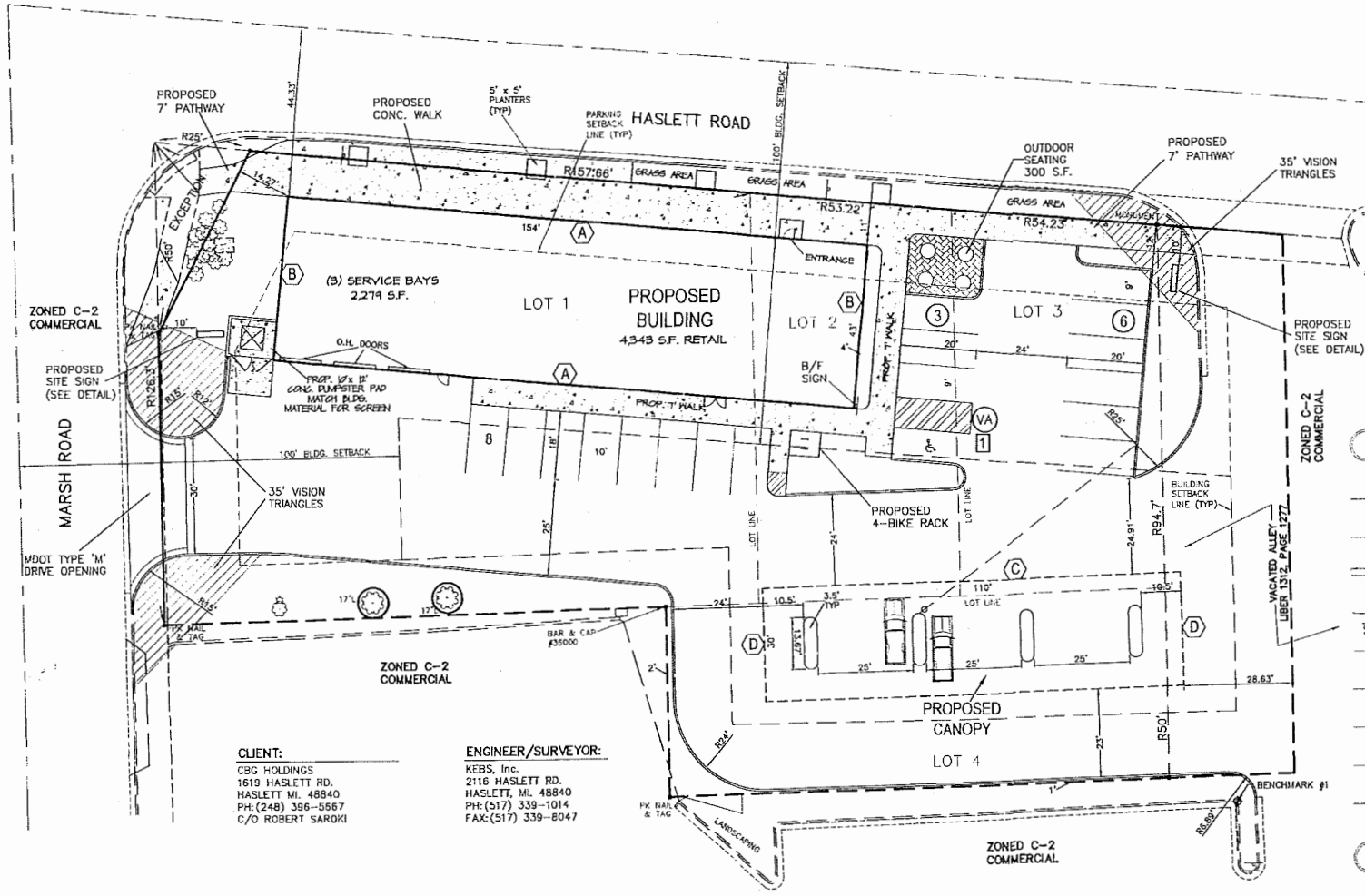
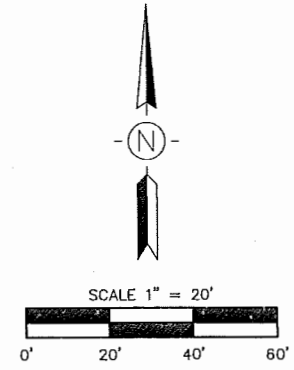
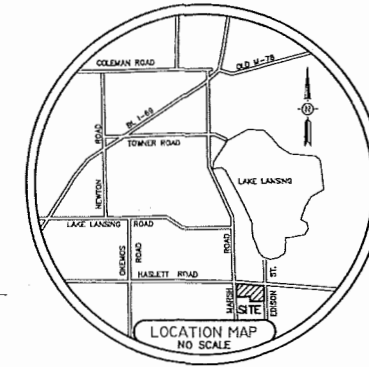
EX. SEWER INVENTORIES:

STORM MANHOLE #140	TOC - 856.79
8" PVC. SE - 854.41	
8" CONC. SW - 854.19	
SUMP - 853.99	
CATCH BASIN #325	TOC - 857.14
TOP OF DEBRIS - 854.74	
CATCH BASIN #598	TOC - 858.56
4" CLAY RW - 856.82	
CATCH BASIN #685	TOC - 856.28
12" CONC. NW - 852.28	
CATCH BASIN #912	TOC - 859.21
12" CONC. NW - 858.07	

NOTE: WATER SHALL HAVE 10' HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.

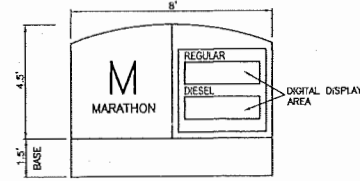
	REVISIONS 1-13-17 SUBMITTAL 3-1-17 PC PUBLIC HEARING 5-11-17 NEW SUBMITTAL 5-17-17 NEW SUBMITTAL 5-24-17 NEW SUBMITTAL REVISION	E-89652-CPUD SURVEY#89652.LOT.TOP KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-338-1014 FAX. 517-338-8047 Marshall Office Ph. 269-781-9800
	1619 Haslett Road LANDSCAPE PLAN	
SCALE: 1" = 20' DATE: 9-23-15 AUTHORIZED BY: CBG HOLDINGS	DESIGNER: PROJECT MGR. JOB #: 89652	APPROVED BY: SHEET 2 OF 2 89652

CPUD PLANS FOR:
1619 Haslett Road
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



LEGAL DESCRIPTION:
 AS PROVIDED IN TAX DESCRIPTION FOR PARCEL 33-02-02-10-430-009 PER MERIDIAN TOWNSHIP ASSESSING RECORDS:
 LOTS 1 THRU 4 OF ENNIS SUB EXC- BEG @ NW COR LOT 1 ENNIS SUB -E ALONG N LOT LN 25 FT -SWLY TO A PT ON W LOT LN 50 FT S OF NW COR SD LOT -N ALONG W LOT LN 50 FT TO POB, ALSO THAT PART OF W 1/2 OF VACATED EDSON ST LYING S OF HASLETT RD & ADJACENT TO LOTS 3 & 4 ENNIS SUB

- (A) DENOTES APPROX. LOCATION OF PROPOSED 154 SF WALL SIGNS
- (B) DENOTES APPROX. LOCATION OF PROPOSED 43 SF WALL SIGNS
- (C) DENOTES APPROX. LOCATION OF PROPOSED 17 SF WALL SIGNS
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TOTAL SIGN AREA 36 S.F./SIDE
 TOTAL SIGN AREA ALLOWED 28 S.F./SIDE + 12 S.F./SIDE FOR PARKING = 40 S.F.

CLIENT:
 CBG HOLDINGS
 1619 HASLETT RD.
 HASLETT MI. 48840
 PH: (248) 396-9567
 C/O ROBERT SAROKI

ENGINEER/SURVEYOR:
 KEBS, Inc.
 2116 HASLETT RD.
 HASLETT, MI. 48840
 PH: (517) 339-1014
 FAX: (517) 339-8047

TOTAL IMPERVIOUS AREA
 34,983 S.F./39,888 S.F. x 100 = 87.70%
 TOTAL PERVIOUS AREA
 4,905 S.F./39,888 S.F. x 100 = 12.30%

EXISTING SITE ZONING C-2 COMMERCIAL

TOTAL PROPERTY AREA 0.92 ACRES

PARKING DATA:

RETAIL LESS THAN 25,000 S.F.
 5/1000 GFA MIN
 5.5/1000 GFA MAX.
 4343/1000 X 5 = 21.71 OR 22 MIN.
 4343/1000 X 5.5 = 23.89 OR 24 MAX.

AUTOMOBILE SERVICE
 1/BAY PLUS 1/EMPLOYEE
 3 BAYS = 3 SPACES
 4 EMPLOYEES = 4 SPACES

TOTAL PARKING REQUIRED = 29-31 SPACES
 TOTAL PARKING PROPOSED = 18 SPACES

BIKE PARKING REQ'D. 1/10 VEHICLE SPACES
 REQUIRED 29/10 = 2.9 = 3 BIKE SPACES = 2 LOOPS

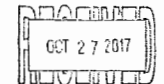
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 FRONT 100' FROM C/L
 SIDE 15'
 REAR 15'

REQ. PARKING SETBACKS
 FRONT 20' FROM R.O.W.
 SIDE 15'
 REAR 15'

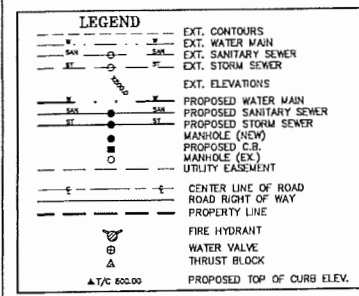
- SHEET INDEX**
1. DIMENSION PLAN
 2. UTILITY PLAN
 3. STORM, GRADING PLAN
 4. LANDSCAPE PLAN
 5. PERVIOUS/IMPERVIOUS PLAN
 6. AMENITIES PLAN
 7. EXISTING PLAN

WAIVER REQUESTS

SECTION	REQUIREMENT	REASON	WAIVER REQUESTED	COMPARISON TO EX.
66-367	100' BUILDING FRONT YARD SETBACK FROM C/L	44.33' PROP. BLDG. SETBACK	55.67' WAIVER	120.02'
66-402(13)	4' BUILDING PERIMETER LANDSCAPE = 1,576 SF	300 SF PROPOSED EAST & WEST END	1,276 SF WAIVER	N/A
66-402(17)	MAX. 70% IMPERVIOUS AREA	87.70% PROP. IMPERVIOUS	17.70% WAIVER	74.98% EXT. IMPERVIOUS
66-756(11)	20' PARKING SETBACK FROM RIGHT OF WAY	12' PROP. PARKING SETBACK	8' WAIVER	N/A
66-756(14)	15' SIDE AND REAR PARKING SETBACK	1' PROP. PARKING SETBACK	14' WAIVER	7.5' EXT. PARKING SETBACK
66-721	(1) LOADING SPACE	NO LOADING SPACE PROPOSED	(1) LOADING SPACE	NOT DESIGNATED ON SITE
66-755	26 REQUIRED PARKING SPACES	18 SPACES PROPOSED	11 SPACES	NOT DESIGNATED ON SITE



BENCHMARKS:
 BENCHMARK #1 ELEVATION: 857.37
 PK NAIL IN THE TOP OF THE CURB AT CORNER OF PARKING 18' EAST & 6' SOUTH OF THE SOUTHEAST CORNER OF THE SITE.
 BENCHMARK #2 ELEVATION: 857.10
 PK NAIL IN THE SOUTHWEST SIDE OF A LIGHT POLE, AT THE NORTHWEST CORNER OF EDSON STREET & HASLETT ROAD (78' NORTH OF THE NORTHEAST CORNER OF THE SITE)

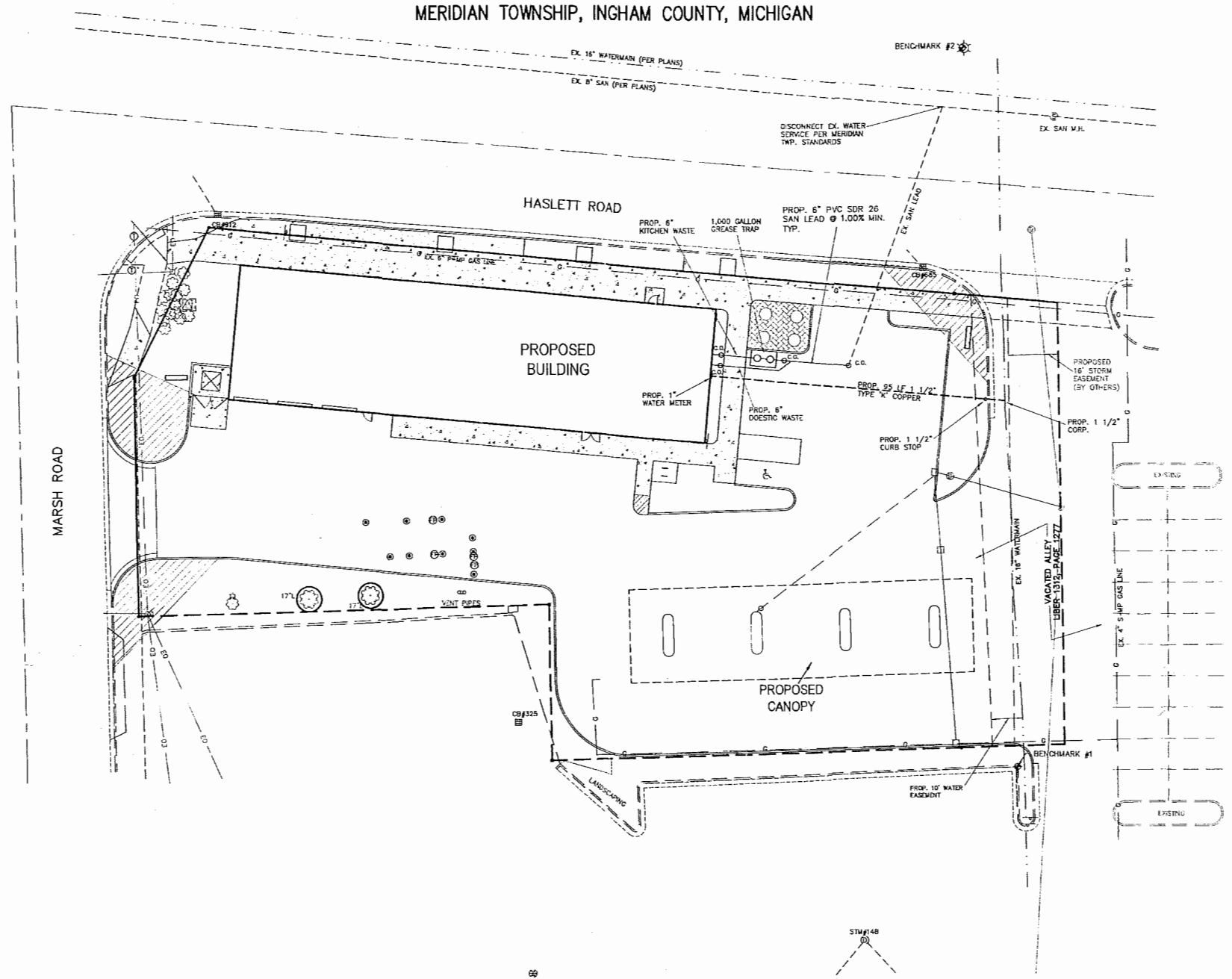
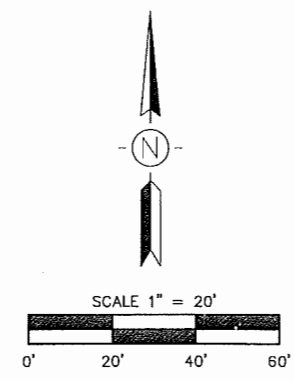


- EX. LEGEND**
- = SET 1/2" BAR WITH CAP
 - = FOUND IRON AS NOTED
 - = DISTANCE NOT TO SCALE
 - = FENCE
 - = ASPHALT
 - = CONCRETE
 - = GRAVEL
 - = EXISTING SPOT ELEVATION
 - = EXISTING CONTOUR ELEVATION
 - = GAS LINE
 - = UNDERGROUND TELEPHONE
 - = UNDERGROUND TELEVISION
 - = UNDERGROUND ELECTRIC
 - = OVERHEAD WIRES
 - = DECIDUOUS TREE
 - = CONIFEROUS TREE
 - = BUSH/SHRUB
 - = FIRE HYDRANT
 - = WATER VALVE
 - = THRUST BLOCK
 - = PROPOSED TOP OF CURB ELEV.
- EX. TREE LEGEND:**
 A = APPLE
 CA = CHAIR APPLE
 L = LOCUST

- EX. SEWER INVENTORIES:**
- = SANITARY MANHOLE
 - = DRAINAGE MANHOLE
 - = ELECTRIC MANHOLE
 - = TELEPHONE MANHOLE
 - = CATCH BASIN
 - = SANITARY CLEANOUT
 - = FIRE HYDRANT
 - = VALVE
 - = LIGHT POLE
 - = UTILITY POLE
 - = LIGHT POLE
 - = TRAFFIC LIGHT
 - = GUY WIRE
 - = UTILITY PEDESTAL
 - = TRANSFORMER
 - = ELECTRIC METER
 - = GAS METER
 - = WATER METER
 - = WATER WELL
 - = SIGN
 - = POST
 - = FALL PORT (TO REMAIN)
 - = FUEL VALVE (TO REMAIN)
- NOTE: WATER SHALL HAVE 10' HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.

1:8/9/9552:dwg/E-89652-CPUD-FINAL.dwg, 10/23/2017 12:21:52 PM, dssss

CPUD PLANS FOR:
1619 Haslett Road
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



BENCHMARKS:
 BENCHMARK #1 ELEVATION: 857.37
 PK NAIL IN THE TOP OF THE CURB AT CORNER OF PARKING
 15' EAST & 6' SOUTH OF THE SOUTHWEST CORNER OF THE
 SITE.
 BENCHMARK #2 ELEVATION: 857.10
 PK NAIL IN THE SOUTHWEST SIDE OF A LIGHT POLE, AT THE
 NORTHWEST CORNER OF EDISON STREET & HASLETT ROAD (78'
 NORTH OF THE NORTHEAST CORNER OF THE SITE)

LEGEND

---	EXT. CONTOURS
---	EXT. WATER MAIN
---	EXT. SANITARY SEWER
---	EXT. STORM SEWER
---	EXT. ELEVATIONS
---	PROPOSED WATER MAIN
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER
---	MANHOLE (NCH)
---	PROPOSED C.S. MANHOLE (EX)
---	UTILITY EASEMENT
---	CENTER LINE OF ROAD
---	ROAD RIGHT OF WAY
---	PROPERTY LINE
---	FIRE HYDRANT
---	WATER VALVE
---	THRUST BLOCK
---	PROPOSED TOP OF CURB ELEV.

EX. LEGEND

●	SET 1/2" BAR WITH CAP	○	SANITARY MANHOLE
□	FOUND IRON AS NOTED	○	DRAINAGE MANHOLE
---	DISTANCE NOT TO SCALE	○	ELECTRIC MANHOLE
---	FENCE	○	TELEPHONE MANHOLE
---	ASPHALT	○	CATCH BASIN
---	CONCRETE	○	SANITARY CLEANOUT
---	GRAVEL	○	FIRE HYDRANT
---	EXISTING SPOT ELEVATION	○	VALVE
---	EXISTING CONTOUR ELEVATION	○	UTILITY POLE
---	GAS LINE	○	TRAFFIC LIGHT
---	UNDERGROUND TELEPHONE	○	CITY WIRE
---	UNDERGROUND TELEVISION	○	UTILITY FEKSTAL
---	UNDERGROUND ELECTRIC	○	TRANSFORMER
---	OVERHEAD WARES	○	ELECTRIC METER
○	DECIDUOUS TREE	○	GAS METER
○	CONIFEROUS TREE	○	WATER METER
○	BUSH/SHRUB	○	MONITOR WELL
○		○	SIGN
○		○	POST
○		○	FILL PORT (TO REMAIN)
○		○	FUEL VAULT (TO REMAIN)

EX. SEWER INVENTORIES:
 STORM MANHOLE #148
 TOC- 856.79
 8" PVC SE- 854.41
 8" CONC. SW- 854.19
 SWMP- 853.99
 CATCH BASIN #325
 TOC- 857.14
 TOP OF DEBRIS- 854.74
 CATCH BASIN #598
 TOC- 856.56
 4" CLAY S/W- 856.82
 CATCH BASIN #685
 TOC- 856.28
 12" CONC. NW- 852.28
 CATCH BASIN #912
 TOC- 859.21
 12" CONC. NW- 856.07

NOTE: WATER SHALL HAVE 10' HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.

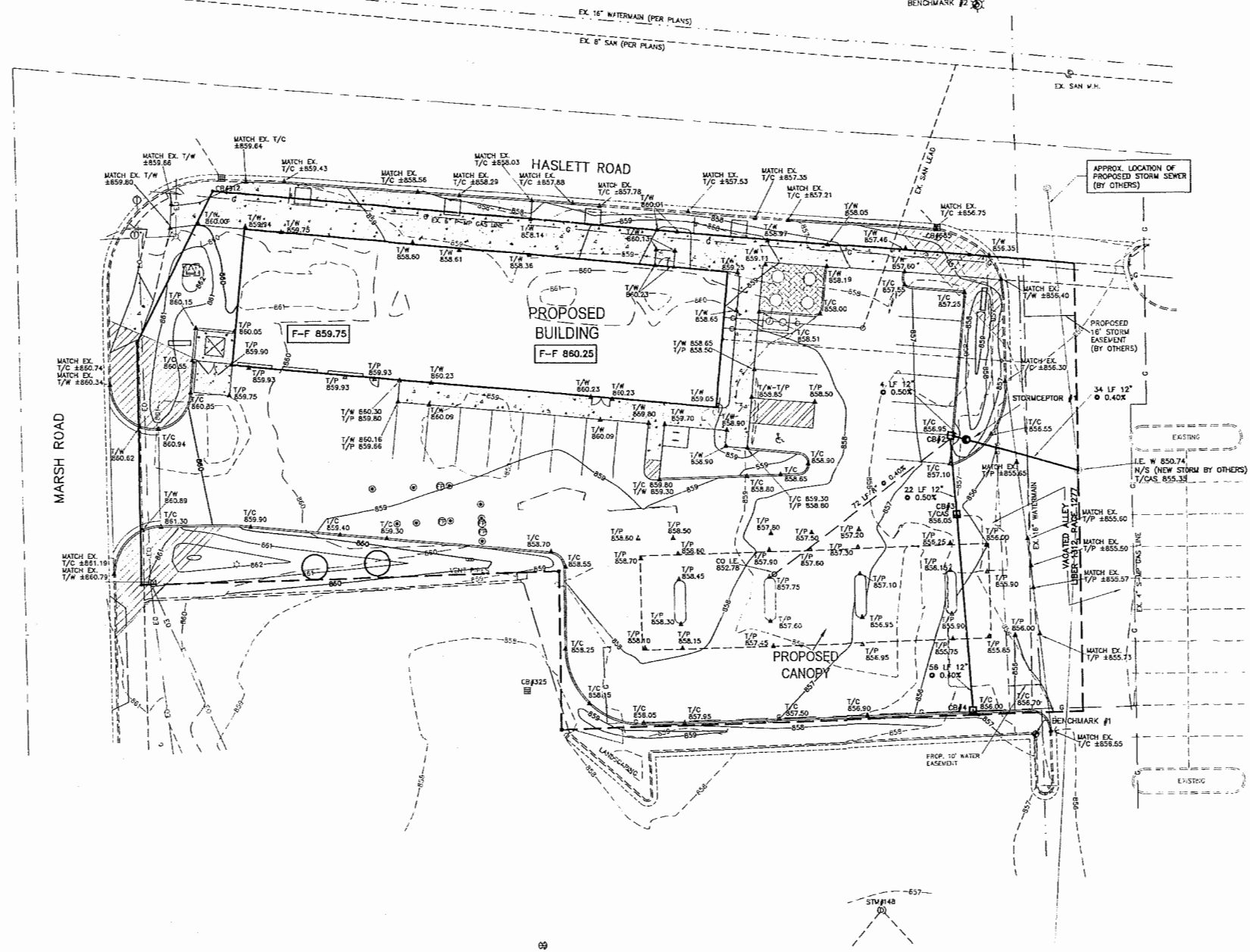
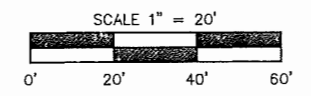
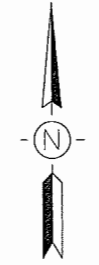


PLANNED
 OCT 17 2017

REVISIONS 1-13-17 SUBMITTAL 3-1-17 RC PUBLIC HEARING 5-11-17 NEW SUBMITTAL 5-17-17 NEW SUBMITTAL 5-24-17 NEW SUBMITTAL REVISION CRUD PLAN AS 10-3-17	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800	
	1619 Haslett Road UTILITY PLAN	
	SCALE: 1" = 20' DATE: 9-23-15 AUTHORIZED BY: CBG HOLDINGS	DESIGNED BY: JMK PROJECT MGR. JMK APPROVED BY: JMK SHEET 2 OF 7 JOB #: 89652
	E-89652 SURVEY/89652.LOT.TOP	

NOTE: ALL GRADES SHOWN ARE FOR FINAL CONSTRUCTED CONDITIONS AND CONTRACTOR IS RESPONSIBLE FOR HOLDING DOWN GRADES AS THEY OR THE DEVELOPER DEEMS NECESSARY FOR BASEMENT SPOILS, TOPSOILS ETC...

CPUD PLANS FOR: 1619 Haslett Road MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



NOTE: ALL STORM SEWER SHALL BE HDPE N-12 UNLESS OTHERWISE NOTED

STORMCEPTOR # 1
STC 450 I
T/CAS 858.50
I.E. 12" W 851.13
I.E. 12" E 850.88

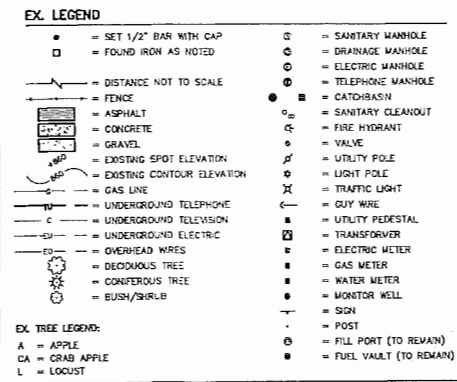
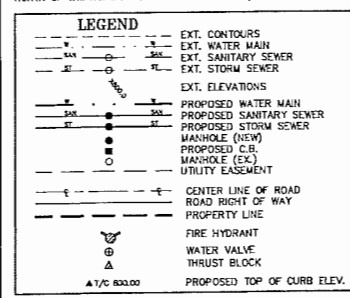
CB#2
T/C 855.95
I.E. 12" S 851.15
I.E. 12" E 851.15
I.E. 8" SW 852.49

CB#3, 4" DIA. C.B.
W/EJ 5100-MI GRATE
T/CAS 856.05
I.E. 12" N/S 851.28

CB#4
T/C 856.00
I.E. 12" N 851.50

BENCHMARKS
BENCHMARK #1 ELEVATION: 857.37
PK NAIL IN THE TOP OF THE CURB AT CORNER OF PARKING 15' EAST & 6' SOUTH OF THE SOUTHEAST CORNER OF THE SITE.

BENCHMARK #2 ELEVATION: 857.10
PK NAIL IN THE SOUTHWEST SIDE OF A LIGHT POLE, AT THE NORTHWEST CORNER OF EDISON STREET & HASLETT ROAD (7'6" NORTH OF THE NORTHEAST CORNER OF THE SITE)



EX. SEWER INVENTORIES:

STORM MANHOLE #145
TOC - 858.79
6" PVC SC - 854.41
8" CONC. SW - 854.19
SUMP - 853.59

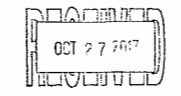
CATCH BASIN #325
TOC - 857.14
TOP OF DEBRIS - 854.74

CATCH BASIN #598
TOC - 856.58
4" CLAY NW - 856.82

CATCH BASIN #685
TOC - 856.28
12" CONC. NW - 852.28

CATCH BASIN #912
TOC - 855.21
12" CONC. NW - 856.07

NOTE: WATER SHALL HAVE 10' HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.

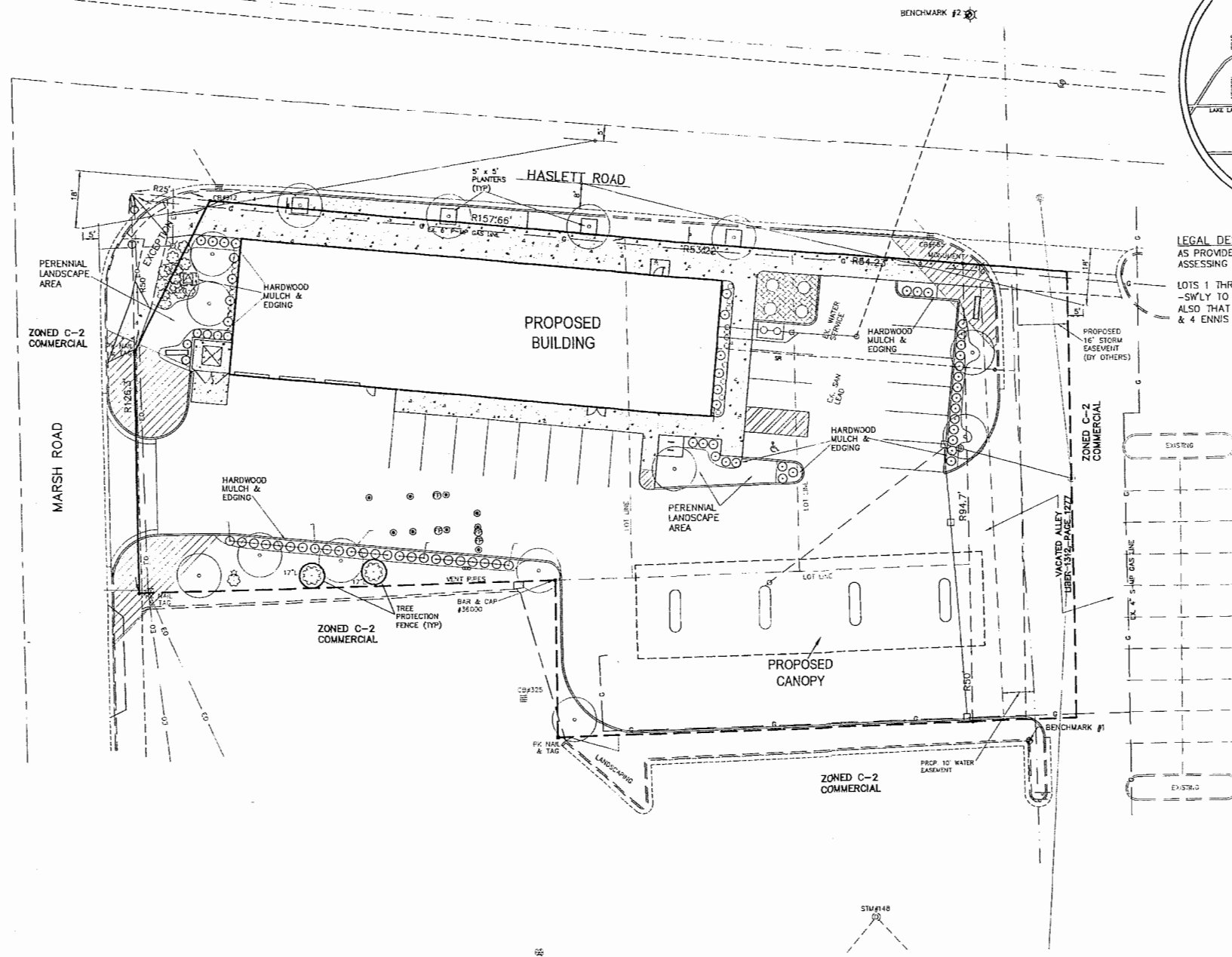
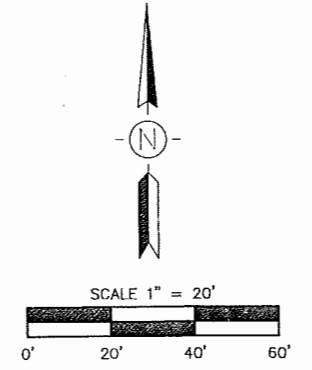
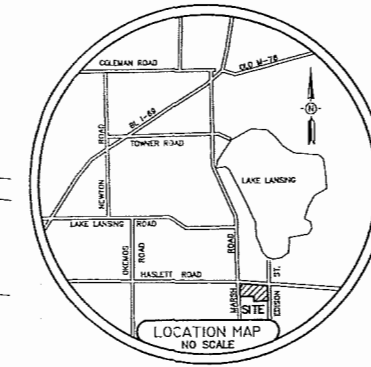


<p>REVISIONS</p> <p>1-13-17 SUBMITTAL</p> <p>3-1-17 FC PUBLIC HEARING</p> <p>5-11-17 NEW SUBMITTAL</p> <p>5-17-17 NEW SUBMITTAL</p> <p>8-24-17 NEW SUBMITTAL SENSOR</p> <p>CPUD PLAN AS 10-3-17</p>		<p>E-89652 SURVEY#89652.LOT1.TOP</p>	
<p>SCALE: 1" = 20'</p> <p>DATE: 9-23-15</p> <p>AUTHORIZED BY: CBG HOLDINGS</p>		<p>DESIGNER: JMK</p> <p>PROJECT MGR: JMK</p> <p>APPROVED BY: JMK</p> <p>SHEET 3 OF 7</p> <p>JOB #: 89652</p>	
<p>KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX 517-339-8047</p> <p>1619 Haslett Road STORM & GRADING PLAN</p>			



I:\95\89652\06\LE-89652-CPUD-FINAL.dwg, 10/23/2017 12:23:17 PM, sbrs

CPUD PLANS FOR:
1619 Haslett Road
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



LEGAL DESCRIPTION:
 AS PROVIDED IN TAX DESCRIPTION FOR PARCEL 33-02-02-10-430-009 PER MERIDIAN TOWNSHIP ASSESSING RECORDS:
 LOTS 1 THRU 4 OF ENNIS SUB EXC- BEG @ NW COR LOT 1 ENNIS SUB -E ALONG N LOT LN 25 FT -SWLY TO A PT ON W LOT LN 50 FT S OF NW COR SD LOT -N ALONG W LOT LN 50 FT TO POB, ALSO THAT PART OF W 1/2 OF VACATED EDSON ST LYING S OF HASLETT RD & ADJACENT TO LOTS 3 & 4 ENNIS SUB

BENCHMARKS
 BENCHMARK #1 ELEVATION: 857.37
 PK NAIL IN THE TOP OF THE CURB AT CORNER OF PARKING LOT EAST & 8' SOUTH OF THE SOUTHWEST CORNER OF THE SITE.
 BENCHMARK #2 ELEVATION: 857.10
 PK NAIL IN THE SOUTHWEST SIDE OF A LIGHT POLE, AT THE NORTHWEST CORNER OF EDSON STREET & HASLETT ROAD (78' NORTH OF THE NORTHEAST CORNER OF THE SITE).

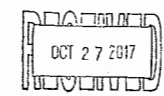
LEGEND	
---	EXT. CONTOURS
---	EXT. WATER MAIN
---	EXT. SANITARY SEWER
---	EXT. STORM SEWER
---	EXT. ELEVATIONS
---	PROPOSED WATER MAIN
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER
---	PROPOSED C.B. MANHOLE (NEW)
---	PROPOSED C.B. MANHOLE (EX.)
---	UTILITY EASEMENT
---	CENTER LINE OF ROAD
---	ROAD RIGHT OF WAY
---	PROPERTY LINE
---	FIRE HYDRANT
---	WATER VALVE
---	THRUST BLOCK
---	PROPOSED TOP OF CURB ELEV.

EX. LEGEND	
●	SET 1/2" BAR WITH CAP
□	FOUND IRON AS NOTED
---	DISTANCE NOT TO SCALE
---	FENCE
---	ASPHALT
---	CONCRETE
---	GRAVEL
---	EXISTING SPOT ELEVATION
---	EXISTING CONTOUR ELEVATION
---	GAS LINE
---	UNDERGROUND TELEPHONE
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TELEVISION
---	OVERHEAD WIRES
---	DECIDUOUS TREE
---	CONIFEROUS TREE
---	BUSH/SHRUB
●	SANITARY MANHOLE
●	DRAINAGE MANHOLE
●	ELECTRIC MANHOLE
●	TELEPHONE MANHOLE
●	CATCH-BASIN
●	SANITARY CLEANOUT
●	FIRE HYDRANT
●	VALVE
●	UTILITY POLE
●	LIGHT POLE
●	TRAFFIC LIGHT
●	GLY WIRE
●	UTILITY PEDESTAL
●	TRANSFORMER
●	ELECTRIC METER
●	GAS METER
●	WATER METER
●	MONITOR WELL
●	SDN
●	POST
●	FILL PORT (TO REMAIN)
●	FUEL VAULT (TO REMAIN)

EX. SEWER INVENTORIES:

STORM MANHOLE #148 TOC- 806.79 8" PVC SE- 854.41 8" CONC. SW- 854.19 SUMP- 853.99	CATCH BASIN #325 TOC- 857.14 TOP OF DEBRIS- 854.74	CATCH BASIN #598 TOC- 855.56 4" CLAY NW- 856.82	CATCH BASIN #685 TOC- 856.28 12" CONC. NW- 852.28	CATCH BASIN #912 TOC- 859.21 12" CONC. NW- 856.07
---	--	---	---	---

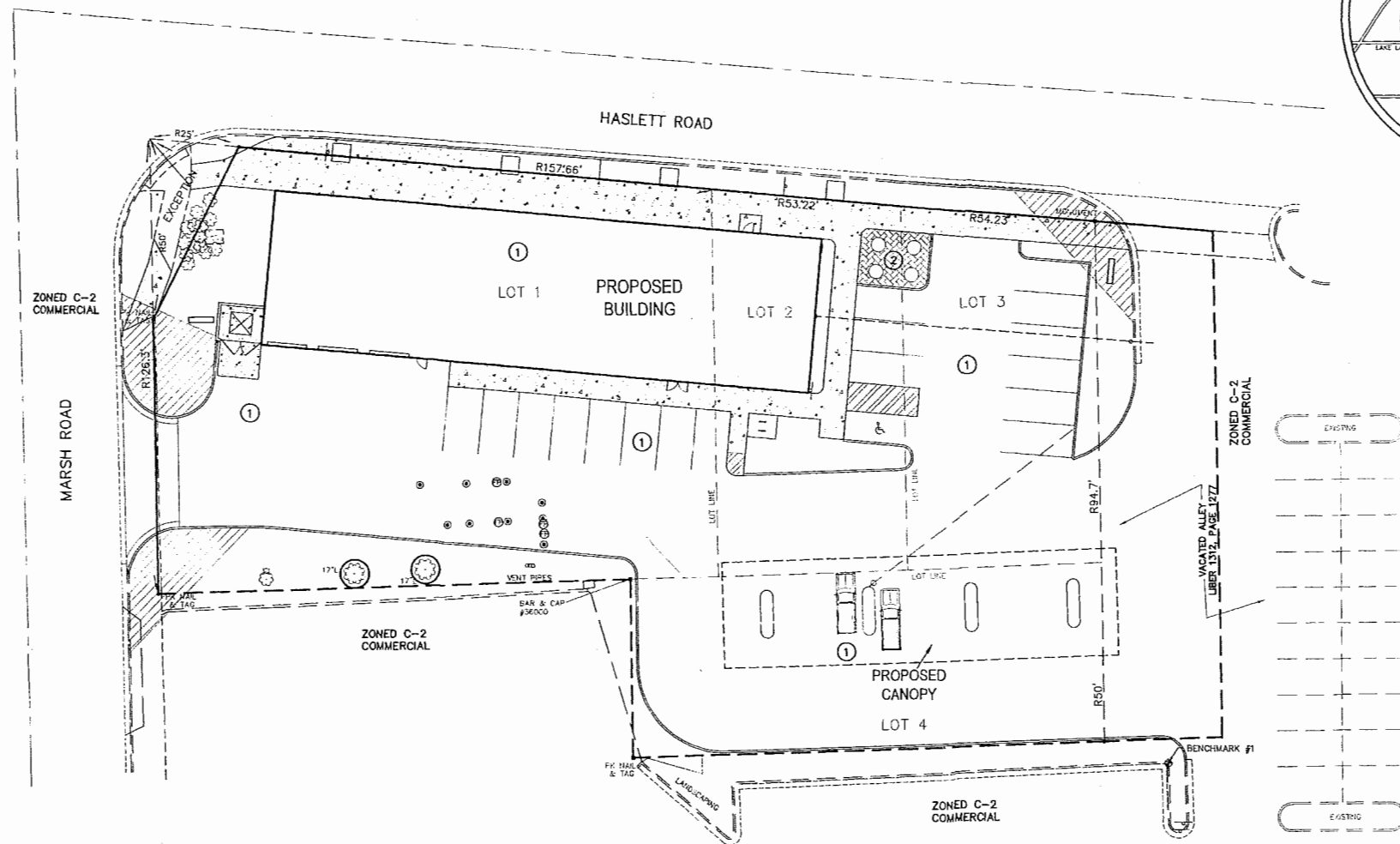
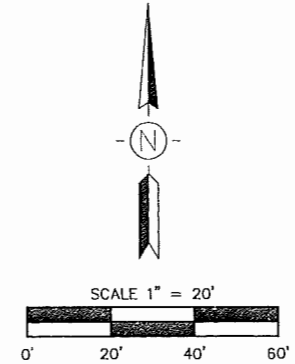
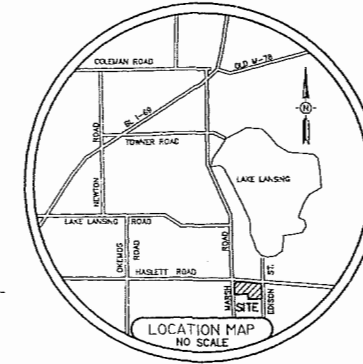
NOTE: WATER SHALL HAVE 10" HORIZONTAL SEPARATION & 16" VERTICAL SEPARATION FROM ALL SEWERS.



REVISIONS		KESB, INC. KYES ENGINEERING BRYAN LAND SURVEYS	
1-15-17	SUBMITTAL	2116 HASLETT ROAD, HASLETT, MI 48840	Ph. 517-339-1014 FAX 517-339-8047
3-1-17	#2 PUBLIC HEARING	Marshall Office	Ph. 269-781-9800
5-11-17	NEW SUBMITTAL	1619 Haslett Road	
5-17-17	NEW SUBMITTAL	LANDSCAPE PLAN	
5-24-17	NEW SUBMITTAL REVISION	DESIGNER: JMK	APPROVED BY: JMK
10-3-17	CPUD PLAN AS	DATE: 9-23-15	PROJECT MGR. JMK
		AUTHORIZED BY: CBG HOLDINGS	JOB #: 89652
			SHEET 4 OF 7

CPUD PLANS FOR:
1619 Haslett Road
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

BENCHMARK #2



PROPOSED AMENITIES:
 ENVIRONMENT:
 ① REHABILITATION OF DEGRADED SITE
 SOCIAL INTERACTION:
 ② OUTDOOR GATHERING SPACE

BENCHMARKS:
 BENCHMARK #1 ELEVATION: 857.37
 PK NAIL IN THE TOP OF THE CURB AT CORNER OF PARKING
 15' EAST & 6' SOUTH OF THE SOUTHEAST CORNER OF THE
 SITE.
 BENCHMARK #2 ELEVATION: 857.10
 PK NAIL IN THE SOUTHWEST SIDE OF A LIGHT POLE, AT THE
 NORTHWEST CORNER OF EDSON STREET & HASLETT ROAD (78'
 NORTH OF THE NORTHEAST CORNER OF THE SITE)

LEGEND

---	EXT. CONTOURS
---	EXT. WATER MAIN
---	EXT. SANITARY SEWER
---	EXT. STORM SEWER
---	EXT. ELEVATIONS
---	PROPOSED WATER MAIN
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER
---	MANHOLE (NEW)
---	PROPOSED C.B. MANHOLE (EX.)
---	UTILITY EASEMENT
---	CENTER LINE OF ROAD
---	ROAD RIGHT OF WAY
---	PROPERTY LINE
---	FIRE HYDRANT
---	WATER VALVE
---	THRUST BLOCK
---	1/4" 80.00
---	PROPOSED TOP OF CURB ELEV.

EX. LEGEND

---	= SET 1/2" BAR WITH CAP	○	= SANITARY MANHOLE
---	= FENCE	○	= DRAINAGE MANHOLE
---	= ASPHALT	○	= ELECTRIC MANHOLE
---	= CONCRETE	○	= TELEPHONE MANHOLE
---	= GRAVEL	○	= CATCH-BASIN
---	= EXISTING SPOT ELEVATION	○	= SANITARY CLEANOUT
---	= EXISTING CONTOUR ELEVATION	○	= FIRE HYDRANT
---	= GAS LINE	○	= VALVE
---	= UNDERGROUND TELEPHONE	○	= UTILITY POLE
---	= UNDERGROUND TELEVISION	○	= LIGHT POLE
---	= UNDERGROUND ELECTRIC	○	= TRAFFIC LIGHT
---	= OVERHEAD WIRE	○	= GUY WIRE
---	= DECIDUOUS TREE	○	= UTILITY PEDESTAL
---	= CONIFEROUS TREE	○	= TRANSFORMER
---	= BUSH/SHRUB	○	= ELECTRIC METER
---		○	= GAS METER
---		○	= WATER METER
---		○	= MONITOR WELL
---		○	= SIGN
---		○	= POST
---		○	= FILL PORT (TO REMAIN)
---		○	= FUEL VAULT (TO REMAIN)

EX. SEWER INVENTORIES:

STORM MANHOLE #148 TOC= 856.79 8" PVC SE= 854.41 8" CONC. SW= 854.19 SLWP= 853.99	CATCH BASIN #325 TOC= 857.14 TOP OF DEBRIS= 854.74	CATCH BASIN #598 TOC= 855.58 4" CLAY HW= 855.82	CATCH BASIN #585 TOC= 856.28 12" CONC. NW= 852.28	CATCH BASIN #912 TOC= 859.21 12" CONC. NW= 856.07
---	--	---	---	---

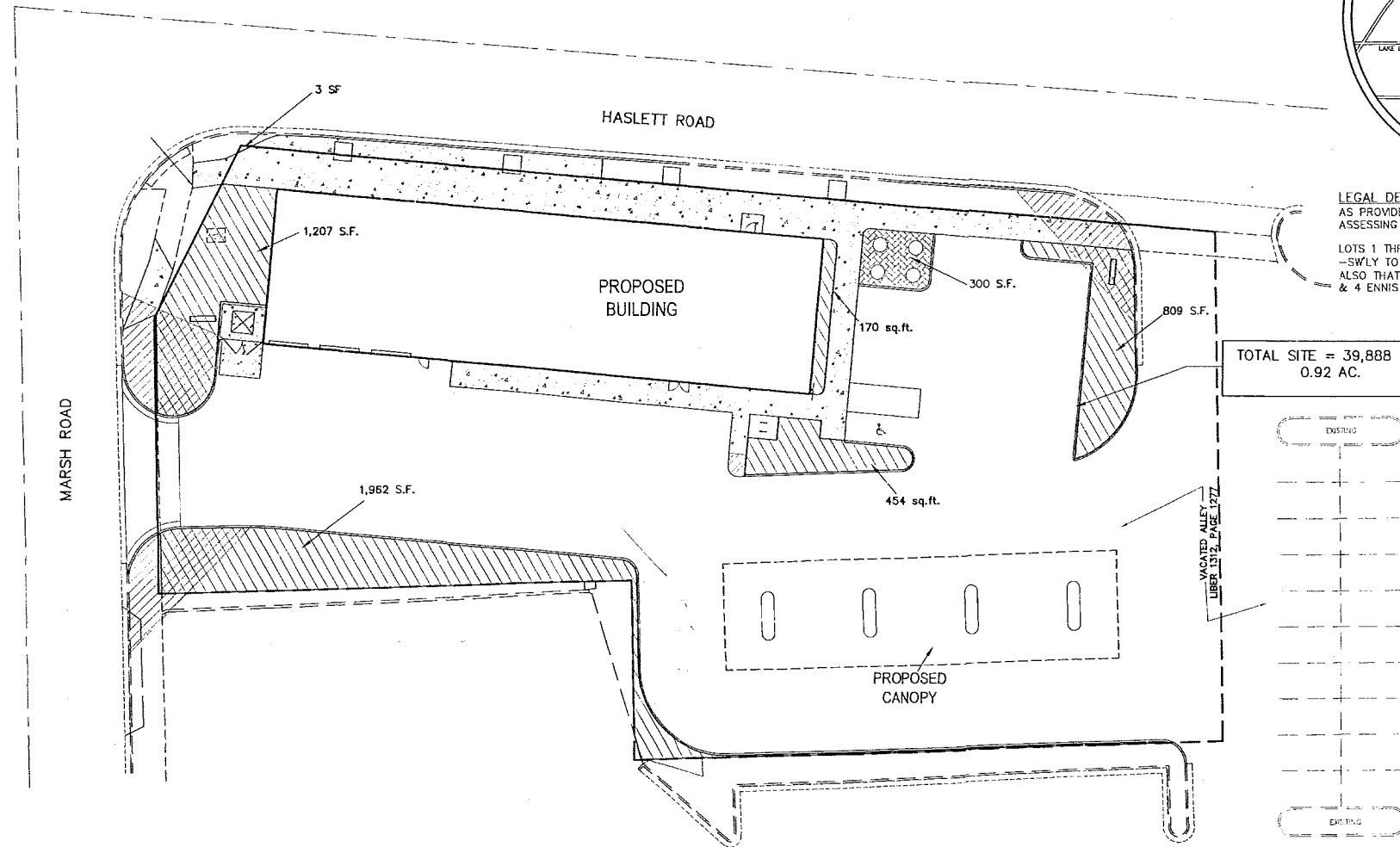
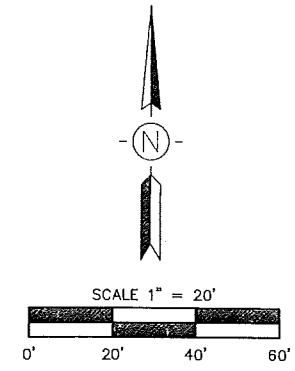
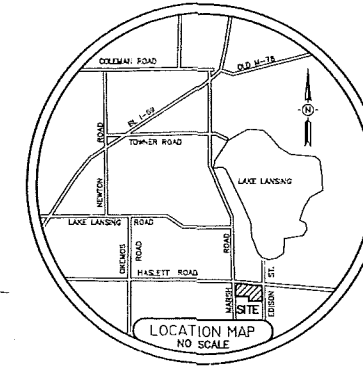
NOTE: WATER SHALL HAVE 10" HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.



REVISIONS
 1-13-17 SUBMITTAL
 3-1-17 FC PUBLIC HEARING
 5-11-17 NEW SUBMITTAL
 5-17-17 NEW SUBMITTAL
 5-24-17 NEW SUBMITTAL REVISION
 CPUD PLAN AS 10-3-17

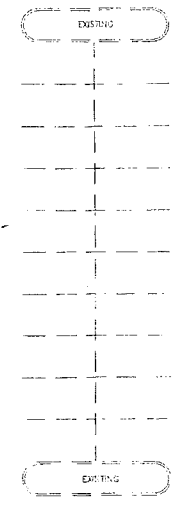
KEBS, INC. 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX 517-339-8047 Marshall Office Ph. 269-781-9800		KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX 517-339-8047
1619 Haslett Road AMENITIES PLAN		
SCALE: 1" = 20' DATE: 9-23-15 AUTHORIZED BY: CBG HOLDINGS	DESIGNER: JMK PROJECT MGR. JMK	APPROVED BY: JMK SHEET 5 OF 7 JOB #: 89652

CPUD PLANS FOR:
1619 Haslett Road
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



LEGAL DESCRIPTION:
 AS PROVIDED IN TAX DESCRIPTION FOR PARCEL 33-02-02-10-430-009 PER MERIDIAN TOWNSHIP ASSESSING RECORDS:
 LOTS 1 THRU 4 OF ENNIS SUB EXC- BEG @ NW COR LOT 1 ENNIS SUB -E ALONG N LOT LN 25 FT -SWLY TO A PT ON W LOT LN 50 FT S OF NW COR SD LOT -N ALONG W LOT LN 50 FT TO POB, ALSO THAT PART OF W 1/2 OF VACATED EDSON ST LYING S OF HASLETT RD & ADJACENT TO LOTS 3 & 4 ENNIS SUB

TOTAL SITE = 39,888 S.F.
0.92 AC.



TOTAL IMPERVIOUS AREA
 34,983 S.F./39,888 S.F. x 100 = 87.70%
 TOTAL PERVIOUS AREA
 4,905 S.F./39,888 S.F. x 100 = 12.30%

BENCHMARKS:
 BENCHMARK #1 ELEVATION: 657.37
 PK NAIL IN THE TOP OF THE CURB AT CORNER OF PARKING 18' EAST & 6' SOUTH OF THE SOUTHEAST CORNER OF THE SITE.
 BENCHMARK #2 ELEVATION: 657.10
 PK NAIL IN THE SOUTHWEST SIDE OF A LIGHT POLE AT THE NORTHWEST CORNER OF EDSON STREET & HASLETT ROAD (78' NORTH OF THE NORTHEAST CORNER OF THE SITE).

LEGEND

---	EXT. CONTOURS
---	EXT. WATER MAIN
---	EXT. SANITARY SEWER
---	EXT. STORM SEWER
---	EXT. ELEVATIONS
---	PROPOSED WATER MAIN
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER
---	MANHOLE (NEW)
---	MANHOLE (EX.)
---	UTILITY EASEMENT
---	CENTER LINE OF ROAD
---	ROAD RIGHT OF WAY
---	PROPERTY LINE
---	FIRE HYDRANT
---	WATER VALVE
---	THRUST BLOCK
---	PROPOSED TOP OF CURB ELEV.

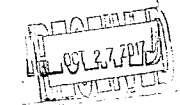
EX. LEGEND

●	SET 1/2" BAR WITH CAP	○	SANITARY MANHOLE
□	FOUND IRON AS NOTED	○	DRAINAGE MANHOLE
---	DISTANCE NOT TO SCALE	○	ELECTRIC MANHOLE
---	FENCE	○	TELEPHONE MANHOLE
---	ASPHALT	○	CATCHBASIN
---	CONCRETE	○	SANITARY CLEANOUT
---	GRAVEL	○	FIRE HYDRANT
---	EXISTING SPOT ELEVATION	○	VALVE
---	EXISTING CONTOUR ELEVATION	○	UTILITY POLE
---	GAS LINE	○	TRAFFIC LIGHT
---	UNDERGROUND TELEPHONE	○	GUY WIRE
---	UNDERGROUND TELEVISION	○	UTILITY PEDESTAL
---	UNDERGROUND ELECTRIC	○	TRANSFORMER
---	OVERHEAD WIRES	○	ELECTRIC METER
---	DECIDUOUS TREE	○	GAS METER
---	CONIFEROUS TREE	○	WATER METER
---	BUSH/SHRUB	○	MONITOR WELL
---		○	SIGN
---		○	FILL PORT (TO REMAIN)
---		○	FUEL VALVE (TO REMAIN)

EX. SEWER INVENTORIES:

STORM MANHOLE #148	TOC- 858.79
8" PVC SE- 654.41	
8" CONC. SW- 854.19	
SNIP- 853.99	
CATCH BASIN #325	TOC- 857.14
TOP OF DEBRIS- 854.74	
CATCH BASIN #598	TOC- 858.56
4" CLAY NNW- 856.82	
CATCH BASIN #655	TOC- 856.28
12" CONC. NW- 852.28	
CATCH BASIN #912	TOC- 853.21
12" CONC. NW- 856.07	

NOTE: WATER SHALL HAVE 10' HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.

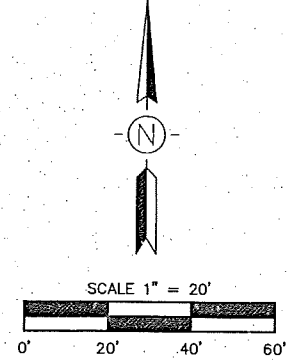
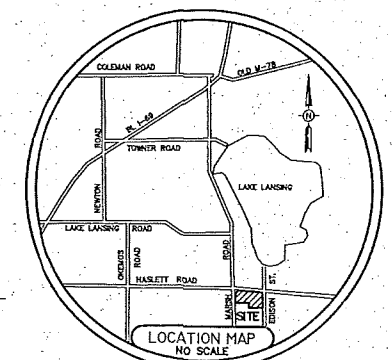


<p>REVISIONS</p> <p>1-13-17 SUBMITTAL</p> <p>3-1-17 PC PUBLIC HEARING</p> <p>5-11-17 NEW SUBMITTAL</p> <p>5-17-17 NEW SUBMITTAL</p> <p>5-24-17 NEW SUBMITTAL REVISION</p> <p>CPUD PLAN AS 10-3-17</p>	<p>SCALE: 1" = 20'</p> <p>DATE: 9-23-15</p> <p>AUTHORIZED BY: CBG HOLDINGS</p>	<p>DESIGNER: JMK</p> <p>PROJECT MGR: JMK</p>	<p>APPROVED BY: JMK</p> <p>SHEET 6 OF 7</p> <p>JOB #: 89652</p>
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KEBS, INC. BRYAN ENGINEERING
 2118 HASLETT ROAD, HASLETT, MI 48840
 PH. 517-339-1014 FAX 517-339-8047
 Marshall Office
 Ph. 269-781-8800

1619 Haslett Road
 PROPOSED PERVIOUS/IMPERVIOUS PLAN

CONSTRUCTION PLANS FOR: 1619 Haslett Road MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

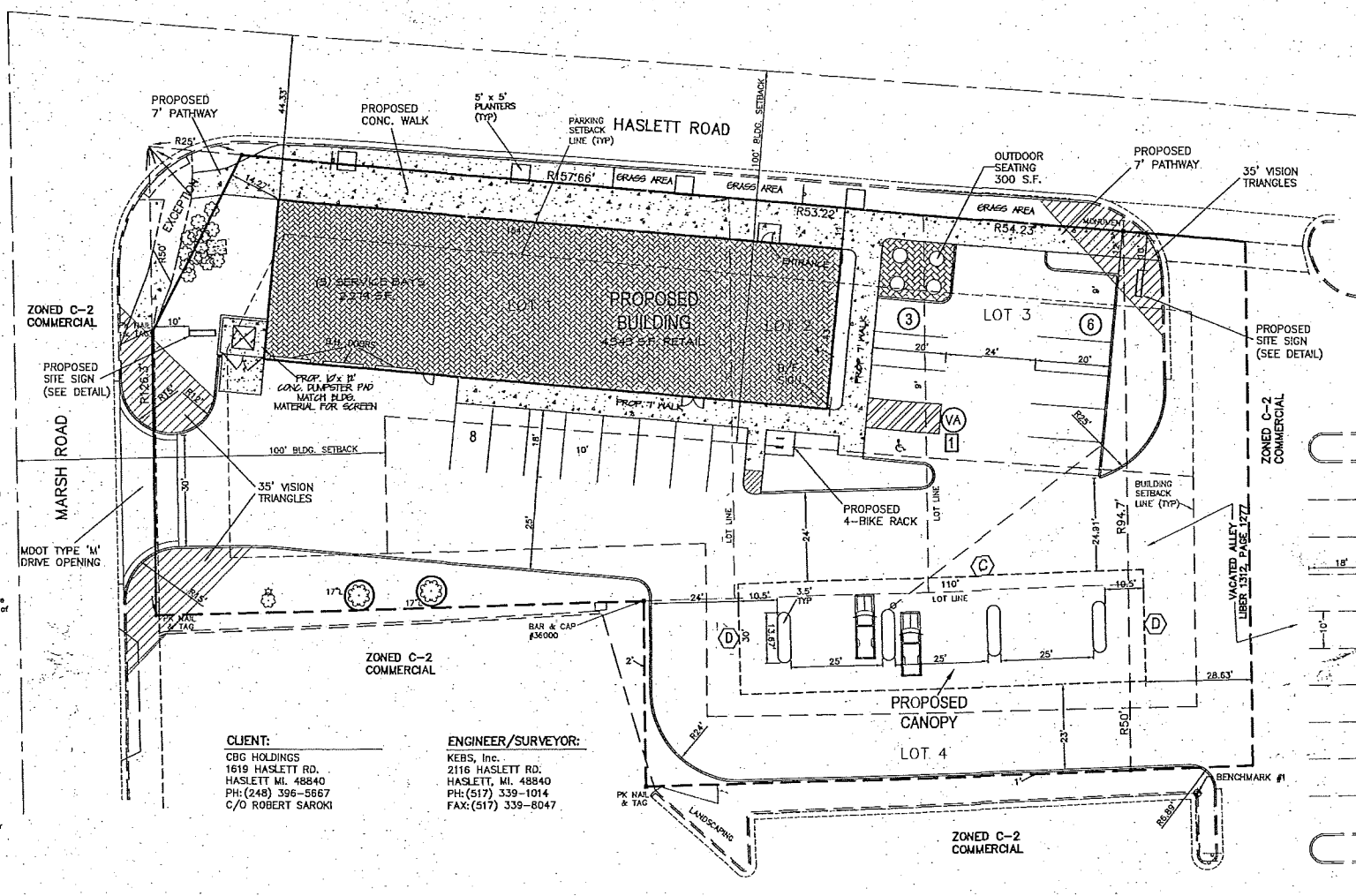


- STANDARD CONSTRUCTION NOTES**
- The Contractor shall notify the Charter Township of Meridian, Department of Public Works, Office of Engineering - PH# 517-853-4440, a minimum of 72 hours prior to the start of construction of public utilities or all construction within the public right-of-way.
 - All construction shall conform to the current standards and specifications of the Charter Township of Meridian which are included on part of these plans in effect at the time of construction.
 - After the completion of construction of public utilities or construction within public right-of-way, the contractor must request a final inspection. Any punchlist items resulting from the final inspection must be resolved prior to final release and acceptance.
 - The existing utilities indicated on the plans are in accordance with available information. It shall be the contractor's obligation to verify the exact location of all existing utilities, which might affect this job.
 - The contractor shall notify "MSD" (517-853-4440) at least 72 hours prior to the start of construction.
 - The contractor shall at all times be aware of incurrence caused to the abutting property owners and the general public. When the contractor does not remedy undue inconvenience, the Meridian Charter Township, upon four hours notice, reserves the right to perform the work and deduct the cost therefrom from the money due the contractor.
 - A Registered Land Surveyor provided by the contractor at the contractor's expense shall replace all property lines and monuments disturbed or destroyed by the contractor's operations.
 - Contractor shall provide Owner and Township Engineer a copy of written permission to use private property for storage of equipment and materials or for his construction operations.
 - Trench backfill under existing or proposed roadway, driveway, and parking areas, shall be sand or gravel, placed in 12" layers (maximum) and consolidated to 85% of maximum density as measured by modified proctor unless otherwise noted.
 - Trees and shrubs are to be protected during construction and bared where necessary.
 - Existing fences shall be removed and restored to their original condition or better where in conflict with construction.
 - Driveways, culverts, ditches, drain tile, life fields, drainage structures, etc., that are disturbed by the contractor's operations shall be immediately restored.
 - All established lawn areas disturbed by the contractor's operations shall be reseeded with matching sod. All other areas shall be seeded and mulched. Seeding and mulching shall be done in accordance with the General Specifications.
 - All ditch slopes shall have established vegetation and be protected from erosion.
 - All utility poles in close proximity to construction shall be supported in a manner satisfactory to the utility owner.
 - Prior to acceptance of the public utility, one complete set of acceptable scaled as-built surveys, minimum 3" min. thick, and one duplicate (AutoCAD format) of the site plans shall be submitted to the Office of Engineering. Duplicate parking and sanitary facilities shall be provided for construction workers. The facilities shall be constructed and operated (with minimal impact to the surrounding area) to the satisfaction of the Township.

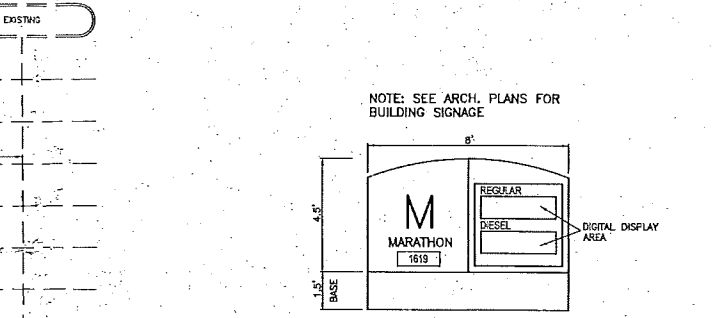
- PATHWAY / SIDEWALK NOTES**
- Sidewalk - 5' (minimum) wide concrete 4" thick, 6" thick through single family residential driveways, 7" thick through multi-family residential and commercial driveways on 3" compacted sand basefill. To maintain continuity, all 4" wide concrete sidewalks shall be replaced with new 4" wide concrete sidewalks when appropriate.
 - Pathways - (adjacent to roadways) - 7' (minimum) (8' when next to a wall or other object) wide concrete, 4" thick, 6" thick through residential driveways, 7" thick through commercial driveways on 3" compacted sand basefill.
 - Pathways - (off-road) - 8' (minimum) wide concrete, 6" thick concrete on 3" compacted sand basefill or 6" (minimum) wide asphalt 3" thick (Bituminous Mixture 1500/1) on 6" of 21AA crushed limestone (minimum 9" wide).
 - Sidewalks and pathways shall generally be placed 1' (one) foot from the ultimate right-of-way as identified on the "Street and Highway Plan". Contact the Department of Planning and Community Development for a current copy of the plan.
 - A boardwalk may be required to be installed instead of a standard concrete sidewalk/pathway if regulations do not allow their installation.
 - Pathways and sidewalks shall be constructed so as to promote proper positive surface drainage. Where ever possible the sidewalk/pathway shall be constructed 0.2' higher than the curb.
 - Retaining walls shall only be built with other efforts (retina, cover assessments, tree relocation, etc.) to mitigate the need for such wall have been evaluated for cost effectiveness and dismissed.
 - Gradients and handrails to be installed adjacent to the sidewalk/pathway shall be constructed to 1" vertical for every 3' horizontal. The depth to the toe of the slope area will be considered when implementing this requirement.
 - Pathways or sidewalks that do not connect to an existing pathway/sidewalk shall provide a gradual transition to existing ground. A "both ends" sign shall be posted at all pathway/sidewalk termini.
 - Maximum slope of sidewalks is 5%. Cross slope is 1%.
 - All existing bluish-green and concrete to be removed shall be sawcut.
 - Expansion joint to be placed at 100' intervals.
 - All lumber to be pressure treated (Minimum 33 or equal) to 0.4 retention.

- SANITARY SEWER NOTES**
- All sewers to be placed in Class "B" bedding or better.
 - Wyes, risers, and house leads are to be placed at location shown on the plans or as directed by the Engineer. All wyes are to be installed.
 - Each wye or house lead shall have a plug of the same type of joint as the house lead.
 - House leads shall be a minimum of 8 ft. deep at the property line. Individual site topography may require a deviation of this minimum.
 - Downspouts or other conduits carrying storm or ground water shall not be connected to the sanitary sewer.
 - Whenever existing manholes or sewer pipe are to be topped, holes are to be drilled at 4-inch center to center spacing around the periphery of the proposed opening in concrete a plane of weakness joint (or core saw the diameter) - a 12 inch thick collar is to encase the new pipe and coating.
 - All sanitary sewer manholes shall be provided with watertight covers.
 - All manhole covers shall bear the legend "Meridian Sanitary Sewer" with tree logo.
 - All public sanitary sewer main lines shall be SDR 26, or ABS Truss Pipe. Clay pipe may be installed in locations approved by the Township Engineer.
 - The PVC (SDR-26) pipe material shall conform to ASTM D2241, with bell and spigot joints in accordance with ASTM F 477.
 - Pipe installation shall be in accordance with ASTM D 2321. All pipe shall be marked to provide ASTM designation, SDR number, manufacturer's name, and pipe diameter.
 - The contractor shall test the flexible pipe main for deflection by pulling a mandrel through the sewer after all backfill has been placed and compacted over the pipe. The maximum allowable deflection shall not exceed 5% of the pipe's inside diameter. The outside diameter of the test mandrel shall be equal to the inside diameter of the pipe less 5%. The initial test shall be performed at least 30 days after pipe installation. A second test shall be performed after 10 months of pipe installation or just before line's intended use.
 - Inspection and testing of the sanitary system shall also include video inspection by CCTV method of sanitary main, or testing of sanitary main, and vacuum testing of sanitary manholes. All inspections and testing shall be performed in the presence of Township inspectors.

- WATER MAIN NOTES**
- Hydrant elevations and gate well top elevations shall be set to existing ground elevations unless otherwise directed by the Township Engineer.
 - All water mains shall be constructed with 5 feet of cover below finish grade, unless otherwise indicated on the plans.
 - Connection to the existing water main shall not be made until after the successful completion of pressure and bacteriological tests. Pressure testing shall be performed in accordance with ANWA standard C-500. Disinfection and bacteriological testing shall be in accordance with the ANWA Standard C-501. Before the mains are chlorinated, they shall be thoroughly flushed. All mains shall be chlorinated for a period of twenty-four (24) hours. Chlorine shall be added in sufficient quantity to give a 50-ppm residual of free chlorine after a twenty-four (24) hour period. After completion of the chlorine procedure, the main shall be flushed. Then water samples shall be taken from the main for bacteriological tests. If the tests should result in unsafe conditions, the chlorination shall be repeated. Two consecutive positive samples at least 24 hours apart must be obtained before the main can be connected to the existing water system.
 - All valves shall be installed in accordance with the following:
 - All fire hydrants shall be EFW 5-BR (code 54915) Traffic Type with breakaway flange or approved equal.
 - There shall be a 1 inch corporation stop installed on both sides of in-line gate valves that are 12" diameter and larger.
 - Two brass needle valves shall be installed at each end of each pipe.
 - Polyethylene encasement of pipes will be required in areas with corrosive soils including swamp, marshes, saline soils, cedar beds, karstiferous areas or any other potentially corrosive location. The encasement thickness shall be 8 mil minimum and installed in accordance with ANWA C105/C121.5.
 - For existing lines, service laps, shut off valves, and service line extensions to the property shall be made by Township Department of Public Works personnel for connections 2" and smaller.
 - Where water mains must dip to pass under a storm sewer or sanitary sewer, the sections which are deeper than normal shall be kept to a minimum length by the use of 45, 22 1/2 or 11 1/4 degree bends properly restrained.
 - Hydrants shall be painted OSHA red.
 - All manhole covers shall bear the legend "Meridian Water" with tree logo, where available.
 - All pipes, piping fittings, plumbing fittings, and fixtures that are used for potable water must comply with the new lead-free requirement and must bear the mark NSF/ANSI Standard 61, Class C or NSF 6170.



LEGAL DESCRIPTION:
AS PROVIDED IN TAX DESCRIPTION FOR PARCEL 33-02-02-10-430-009 PER MERIDIAN TOWNSHIP ASSESSING RECORDS:
LOTS 1 THRU 4 OF ENNIS SUB EXC- BEG @ NW COR LOT 1 ENNIS SUB -E ALONG N LOT LN 25 FT -SWLY TO A PT ON W LOT LN 50 FT S OF NW COR SD LOT -N ALONG W LOT LN 50 FT TO POB, ALSO THAT PART OF W 1/2 OF VACATED EDSON ST LYING S OF HASLETT RD & ADJACENT TO LOTS 3 & 4 ENNIS SUB



TOTAL IMPERVIOUS AREA
34,983 S.F./39,888 S.F. x 100 = 87.70%
TOTAL PERVIOUS AREA
4,905 S.F./39,888 S.F. x 100 = 12.30%

EXISTING SITE ZONING C-2 COMMERCIAL

TOTAL PROPERTY AREA 0.92 ACRES

PARKING DATA:
RETAIL LESS THAN 25,000 S.F.
5/1000 GFA MIN
5.5/1000 GFA MAX.
4343/1000 X 5 = 21.71 OR 22 MIN.
4343/1000 X 5.5 = 23.89 OR 24 MAX.

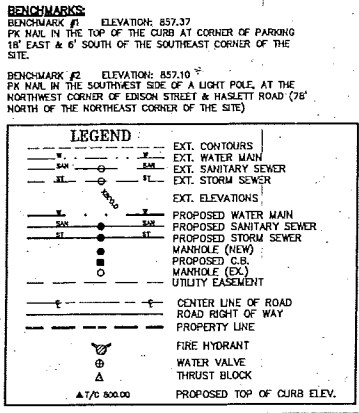
AUTOMOBILE SERVICE
1/BAY PLUS 1/EMPLOYEE
3 BAYS = 3 SPACES
4 EMPLOYEES = 4 SPACES

TOTAL PARKING REQUIRED = 29-31 SPACES
TOTAL PARKING PROPOSED = 18 SPACES

BIKE PARKING REQ'D. 1/10 VEHICLE SPACES
REQUIRED 29/10 = 2.9 = 3 BIKE SPACES = 2 LOOPS

REQ. BLDG. SETBACKS
FRONT 100' FROM C/L
SIDE 15'
REAR 15'

REQ. PARKING SETBACKS
FRONT 20' FROM R.O.W.
SIDE 15'
REAR 15'



- EX. LEGEND**
- = SET 1/2" BAR WITH CAP
 - = FOUND IRON AS NOTED
 - = DISTANCE NOT TO SCALE
 - = SANITARY MANHOLE
 - = DRAINAGE MANHOLE
 - = ELECTRIC MANHOLE
 - = TELEPHONE MANHOLE
 - = CATCHBASIN
 - = SANITARY CLEANOUT
 - = FIRE HYDRANT
 - = VALVE
 - = UTILITY POLE
 - = LIGHT POLE
 - = TRAFFIC LIGHT
 - = GUY WARE
 - = UTILITY PEDESTAL
 - = TRANSFORMER
 - = ELECTRIC METER
 - = GAS METER
 - = WATER METER
 - = MONITOR WELL
 - = SIGN
 - = POST
 - = FILL PORT (TO REMAIN)
 - = FUEL VAULT (TO REMAIN)

- EX. SEWER INVENTORIES:**
- STORM MANHOLE #148
TCC - 856.79
8" PVC SEC - 854.41
8" CONC. SW - 854.19
SUMP - 853.99
 - CATCH BASIN #325
TCC - 857.14
TOP OF DEBRIS - 854.74
 - CATCH BASIN #558
TCC - 858.56
4" CLAY INW - 856.82
 - CATCH BASIN #655
TCC - 856.28
12" CONC. NW - 852.28
 - CATCH BASIN #612
TCC - 859.21
12" CONC. NW - 856.07

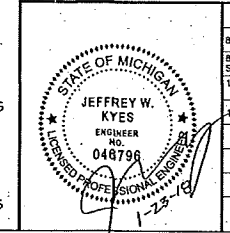


- SHEET INDEX**
- DIMENSION PLAN
 - UTILITY PLAN
 - STORM, GRADING PLAN
 - SECC PLAN
 - LANDSCAPE PLAN
 - PERVIOUS/IMPERVIOUS PLAN
 - EXISTING PLAN
 - DEMOLITION PLAN
 - SECC/DETAIL SHEET

ATTACHMENTS:
MERIDIAN TWP: SANITARY DETAILS
MERIDIAN TWP: WATER DETAILS
MERIDIAN TWP: PATHWAY DETAILS

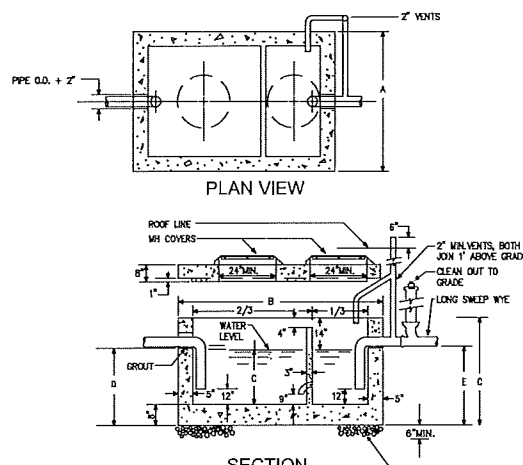
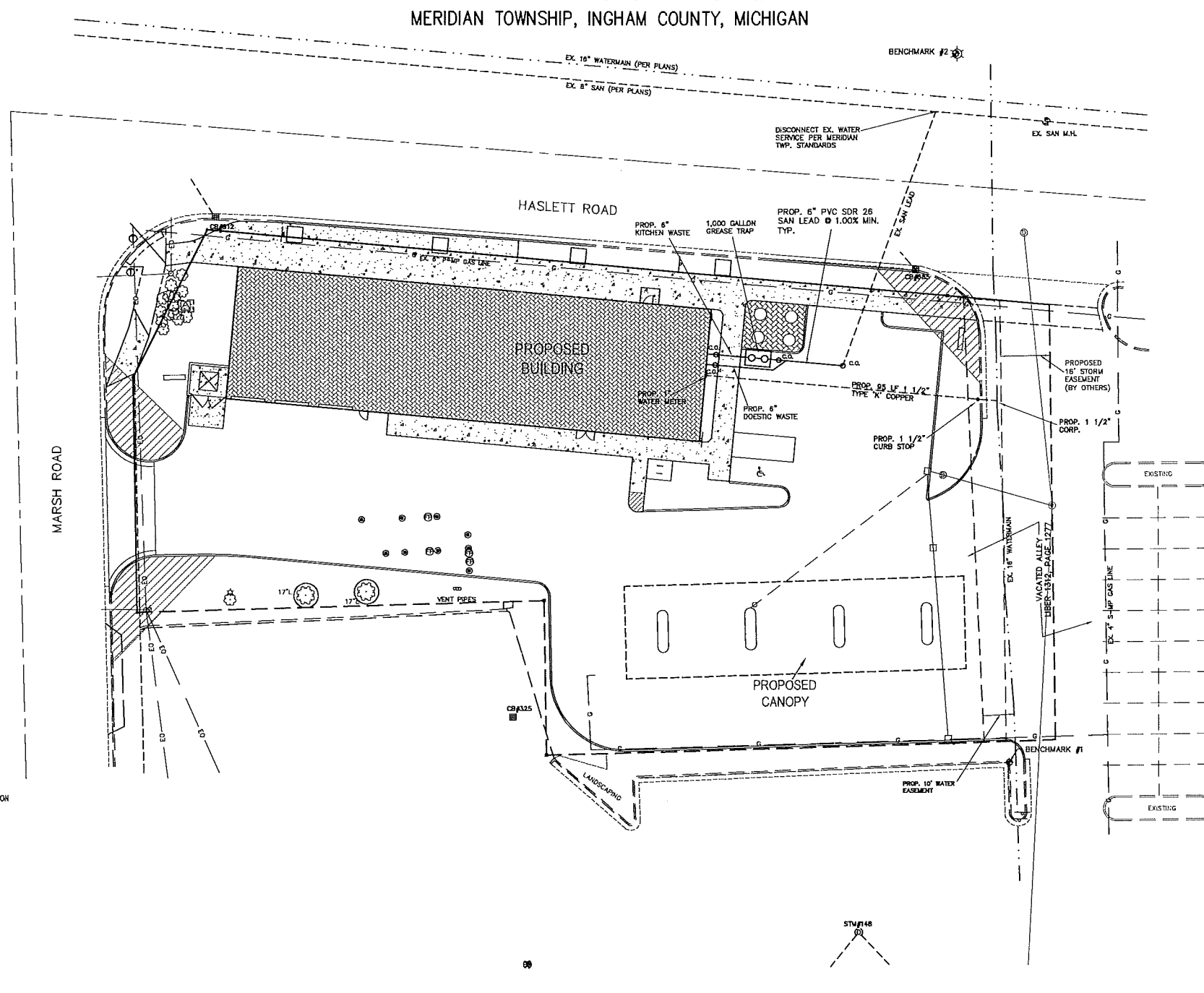
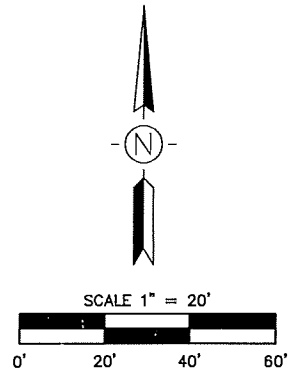
- DENOTES PROPOSED NUMBER OF 10' x 10' PARKING SPACES
- DENOTES NUMBER OF P/F SPACES
- VA DENOTES VAN ACCESS P/F SPACES
- DENOTES PROPOSED NUMBER OF 9' x 20' PARKING SPACES

APPROVED
Date: 2/23/18 By: [Signature]
RECEIVED
JAN 24 2018



REVISIONS		KEBS, INC. 2116 HASLETT ROAD, HASLETT, MI 48840 PH: 517-339-1014 FAX: 517-339-8047 Meridian Office PH: 269-781-8800	KYES ENGINEERING BRYAN LAND SURVEYS
9-1-17 SUBMITTAL	9-23-17 STREET SCALE		
10-16-17 100C		1619 Haslett Road DIMENSION PLAN	
1-22-18			
SCALE: 1" = 20'	DESIGNER: JWK	APPROVED BY: JWK	
DATE: 9-23-15	PROJECT MGR: JWK	SHEET 1 OF 9	
AUTHORIZED BY: CBG HOLDINGS	JOB #:	80652	

CONSTRUCTION PLANS FOR:
1619 Haslett Road
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



NOTES:

- SECONDARY COMPARTMENT HAS VOLUME EQUAL TO 1/3 OF TOTAL CAPACITY.
- ALL PIPE AND FITTINGS SHALL BE SOLVENT WELDED SCHEDULE 40 P.V.C. MIN. 3" DIA. WITHIN TRAP.
- WALLS AND BOTTOM REINFORCED THROUGHOUT WITH 2010 #10 REBAR.
- COVERS TO BE REINFORCED LONGITUDINALLY WITH NO. 8 REBAR ON 4" CENTERS, NO. 4 REBAR ON 8" CENTERS WIDTHWISE, AND NO. 8 REBAR RADIALLY AROUND ACCESS HOLES.
- CLEAN OUT SHALL BE PVC SCREW PLUG.
- VENT PIPE MAY BE CAST IRON OR PVC SCHEDULE 40, TO A POINT 6" ABOVE GROUND.
- MANHOLE RING AND COVER SHALL HAVE H-20 TRAFFIC DESIGN LOAD.
- CHECK WITH SUPPLIER FOR EXACT DIMENSIONS, JENSEN MODEL #P0000E-C.
- NO BOLT DOWN COVERS ALLOWED.

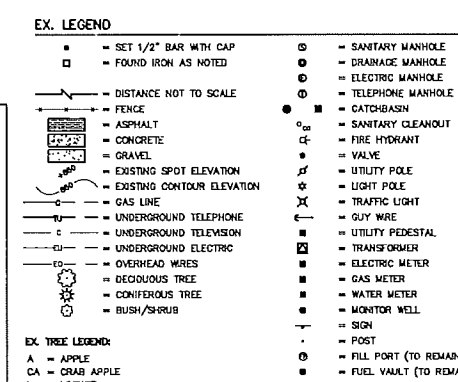
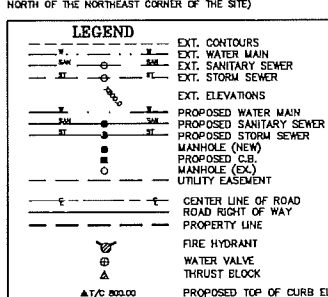
WATER TANK DIMENSIONS					
CAPACITY (GALLONS)	DIMENSIONS (INCHES)				
A	B	C	D	E	F
1000	61	58	72	60	57
1500	67	62	72	60	57
2500	69	62	72	60	57
3000	69	62	81	66	61

SIZING CRITERIA:
 AVERAGE NUMBER OF MEALS/HOUR x WASTE FLOW RATE x RETENTION TIME x STORAGE FACTOR = INTERCEPTOR SIZE (GALLONS)

105 (MEALS) x 5 (GALLONS) x 1.5 (HOURS) x 2 = 1575 (GALLONS) SELECT 2000 GALLON

EXTERIOR GREASE TRAP DETAIL
 SCALE: NONE

BENCHMARKS:
 BENCHMARK #1 ELEVATION: 857.37
 PK NAIL IN THE TOP OF THE CURB AT CORNER OF PARKING 18' EAST & 4' SOUTH OF THE SOUTHEAST CORNER OF THE SITE.
 BENCHMARK #2 ELEVATION: 857.10
 PK NAIL IN THE SOUTHWEST SIDE OF A LIGHT POLE, AT THE NORTHWEST CORNER OF EDISON STREET & HASLETT ROAD (78' NORTH OF THE NORTHEAST CORNER OF THE SITE)



EX. SEWER INVENTORIES:

STORM MANHOLE #148
 TOC- 856.79
 8" PVC SE- 854.41
 8" CONC. SW- 854.19
 SUMP- 853.99

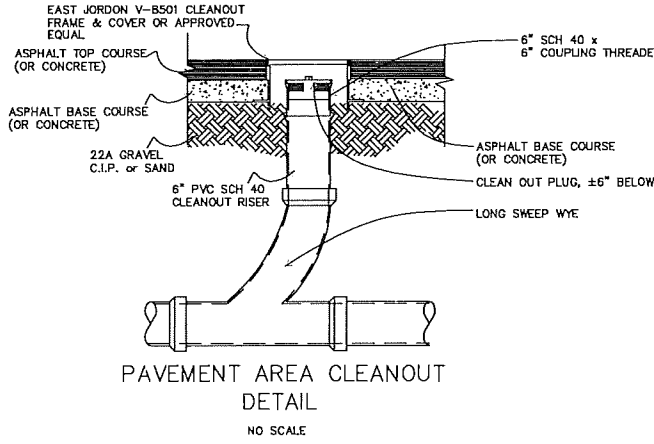
CATCH BASIN #325
 TOC- 857.14
 TOP OF DEBRIS- 854.74

CATCH BASIN #598
 TOC- 858.56
 4" CLAY NNW- 858.82

CATCH BASIN #685
 TOC- 858.28
 12" CONC. NW- 852.28

CATCH BASIN #912
 TOC- 859.21
 12" CONC. NW- 858.07

NOTE: WATER SHALL HAVE 10" HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.



PAVEMENT AREA CLEANOUT DETAIL
 NO SCALE

REVISIONS	DATE	BY	DESCRIPTION
8-1-17	8-1-17	JMK	SUBMITTAL
8-29-17	8-29-17	JMK	SCALE
10-18-17	10-18-17	JMK	10DC
1-22-18	1-22-18	JMK	UTILITY PLAN

KEBS, INC. KYES ENGINEERING
 2116 HASLETT ROAD, HASLETT, MI 48840
 PH. 517-339-1014 FAX 517-339-8047
 Marshall Office
 Ph. 269-781-9800

1619 Haslett Road

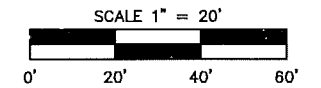
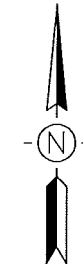
SCALE: 1" = 20'
 DATE: 8-23-15
 AUTHORIZED BY: CBG HOLDINGS

DESIGNER: JMK
 PROJECT MGR: JMK
 SHEET 2 OF 8
 JOB #: 89652



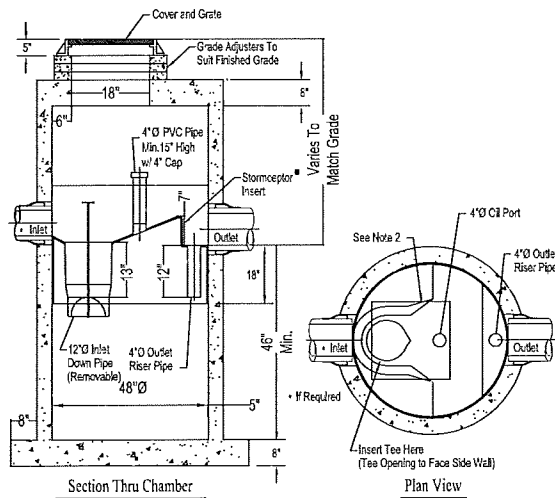
CONSTRUCTION PLANS FOR:
1619 Haslett Road
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

NOTE: ALL GRADES SHOWN ARE FOR FINAL CONSTRUCTED CONDITIONS AND CONTRACTOR IS RESPONSIBLE FOR HOLDING DOWN GRADES AS THEY OR THE DEVELOPER DEMS NECESSARY FOR BASEMENT SPOILS, TOPSOILS ETC...

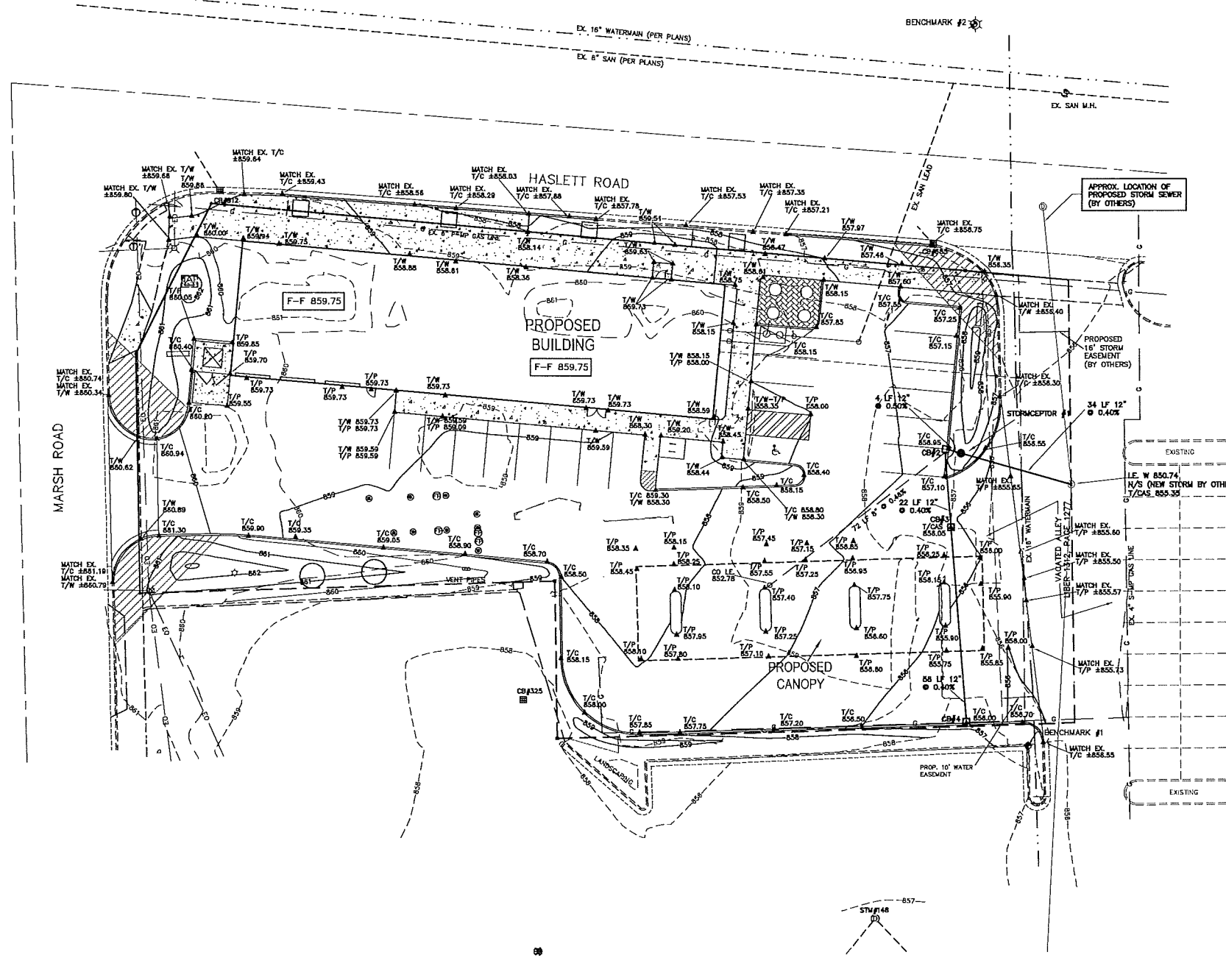


Rinker Concrete Pipe Division

STC 4501 Precast Concrete Stormceptor®
 (450 U.S. Gallon Capacity)



- Notes:
1. The Use Of Flexible Connection is Recommended at the Inlet and Outlet Where Applicable.
 2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
 3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498311, #5725760, #5733115, #5849181, #6068765, #6371690.
 4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.



NOTE: ALL STORM SEWER SHALL BE HDPE N-12 UNLESS OTHERWISE NOTED

STORMCEPTOR # 1
 STC 450 1
 T/C/AS 858.50
 I.E. 12" W 851.13
 I.E. 12" E 850.88

CB#2
 T/C 865.95
 I.E. 12" S 851.17
 I.E. 12" E 851.17
 I.E. 8" SW 852.49

CB#3, 4' DIA. C.B.
 W/EJ 5100-MI GRATE
 T/C/AS 856.05
 I.E. 12" N/S 851.28

CB#4
 T/C 858.00
 I.E. 12" N 851.50

BENCHMARKS:
 BENCHMARK #1 ELEVATION: 857.37
 PK NAIL IN THE TOP OF THE CURB AT CORNER OF PARKING 10' EAST & 8' SOUTH OF THE SOUTHEAST CORNER OF THE SITE.
 BENCHMARK #2 ELEVATION: 857.10
 PK NAIL IN THE SOUTHWEST SIDE OF A LIGHT POLE AT THE NORTHWEST CORNER OF EDISON STREET & HASLETT ROAD (70' NORTH OF THE NORTHEAST CORNER OF THE SITE)

LEGEND

—	EXT. CONTOURS
—	EXT. WATER MAIN
—	EXT. SANITARY SEWER
—	EXT. STORM SEWER
—	EXT. ELEVATIONS
—	PROPOSED WATER MAIN
—	PROPOSED SANITARY SEWER
—	PROPOSED STORM SEWER
—	MANHOLE (NEW)
—	PROPOSED C.B.
—	MANHOLE (EX.)
—	UTILITY EASEMENT
—	CENTER LINE OF ROAD
—	ROAD RIGHT OF WAY
—	PROPERTY LINE
—	FIRE HYDRANT
—	WATER VALVE
—	THRUST BLOCK
—	PROPOSED TOP OF CURB ELEV.

EX. LEGEND

—	SET 1/2" BAR WITH CAP
—	FOUND IRON AS NOTED
—	DISTANCE NOT TO SCALE
—	FENCE
—	ASPHALT
—	CONCRETE
—	GRAVEL
—	EXISTING SPOT ELEVATION
—	EXISTING CONTOUR ELEVATION
—	GAS LINE
—	UNDERGROUND TELEPHONE
—	UNDERGROUND TELEVISION
—	UNDERGROUND ELECTRIC
—	OVERHEAD WRES
—	DECIDUOUS TREE
—	CONIFEROUS TREE
—	BUSH/SHRUB

EX. TREE LEGEND:
 A = APPLE
 CA = CRAB APPLE
 L = LOCUST

EX. SEWER INVENTORIES:

STORM MANHOLE #148	T/C - 856.79
8" PVC SE - 854.41	8" CONC. SW - 854.19
SUMP - 853.99	
CATCH BASIN #325	T/C - 857.14
TOP OF DEBRIS - 854.74	
CATCH BASIN #598	T/C - 858.58
4" CLAY INW - 856.82	
CATCH BASIN #685	T/C - 858.28
12" CONC. NW - 852.28	
CATCH BASIN #912	T/C - 859.21
12" CONC. NW - 858.07	

NOTE: WATER SHALL HAVE 10" HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.



E-89852	
SURVEY#89852.LOT.TOP	
REVISIONS	<p>9-1-17 SUBMITTAL</p> <p>8-28-17 STREET SCAPE</p> <p>10-16-17 XDC</p> <p>1-22-18</p>
<p>KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800</p>	
<p>1619 Haslett Road STORM & GRADING PLAN</p>	
SCALE: 1" = 20'	DESIGNER: JMK
DATE: 9-23-15	PROJECT MGR. JMK
AUTHORIZED BY: CBG HOLDINGS	APPROVED BY: JMK
	SHEET 3 OF 8
	JOB # 89652

SOIL EROSION CONTROL NOTES:

1. ALL SOIL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH MERIDIAN TOWNSHIP PUBLIC WORKS AND ENGINEERING REQUIREMENTS AND PROJECT SPECIFICATIONS.
2. ANY EROSION OR SEDIMENT FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT BE ALLOWED TO COLLECT ON ANY OFF-SITE AREAS, OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MANMADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
3. SEE DETAIL SHEET FOR DETAIL. ALL CONSTRUCTION TRAFFIC SHALL USE THE CLEAN STONE EXIT.
4. DUST CONTROL WILL BE EXERCISED AT ALL TIMES WITHIN THE PROJECT BY THE CONTRACTORS. SPRINKLING TANK TRUCKS SHALL BE AVAILABLE AT ALL TIMES TO BE USED ON HAUL ROUTES OR OTHER PLACES WHERE DUST BECOMES A PROBLEM.
5. SEDIMENT @ C.B.'s SHALL BE REMOVED AFTER EVERY STORM. SEEDING OF EXPOSED AREAS SHALL BE COMPLETED WITHIN 5 DAYS OF FINAL GRADING.
6. ALL DISTURBED AREAS WILL RECEIVE PERMANENT EROSION CONTROL WITHIN 5 DAYS OF FINAL GRADING. AREAS NOT STABILIZED SHALL BE DIVERTED TOWARD TEMPORARY SEDIMENT BASINS.
7. ANY CONSTRUCTION ACCESS ROAD WILL BE PROTECTED WITH PULVERIZED ASPHALT, CRUSHED STONE OR CRUSHED CONCRETE AGGREGATE SIZE 2"-3".
8. WEATHER AND UNFORESEEN DELAYS MAY RESULT IN EXTENSION OF CONSTRUCTION SCHEDULE.
9. SITE DEVELOPMENT CONTRACTOR SHALL INSPECT SOIL EROSION CONTROL MEASURES ON A DAILY BASIS, MORE OFTEN IF NECESSARY. ANY NEEDED REPAIRS SHALL BE PROMPTLY MADE.
10. SITE DEVELOPMENT CONTRACTOR SHALL MEET WITH SOIL EROSION ENFORCEMENT OFFICER PRIOR TO START OF WORK.
11. ALL TEMPORARY SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO EARTH DISTURBANCE ACTIVITY. CHECK DAILY FOR EFFECTIVENESS AND REPAIR AS NEEDED. A MERIDIAN TOWNSHIP INSPECTOR IS TO VERIFY PROPER INSTALLATION OF APPROVED SESC MEASURES PRIOR TO COMMENCEMENT OF EARTH DISTURBANCE ON SITE.
12. ROLLED EROSION CONTROL MATTING SHALL BE INSTALLED AS THE MULCH.

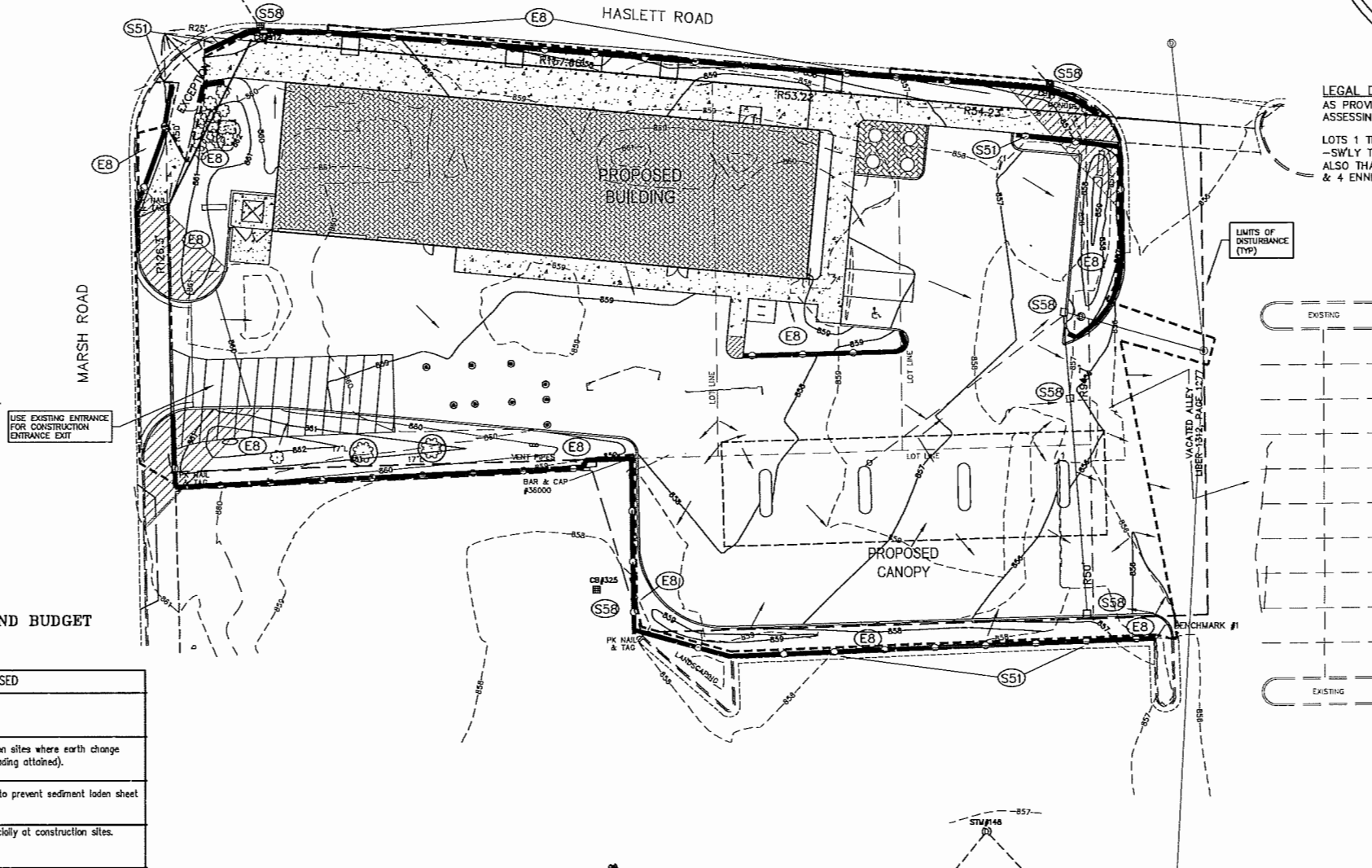
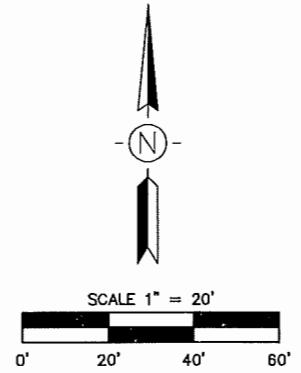
SEQUENCE OF CONSTRUCTION

1. INSTALL ALL TEMPORARY SILT FENCE PER PLAN AND AS SHOWN ON DETAIL.
2. CONSTRUCT THE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT PER DETAIL THIS SHEET AS SHOWN ON PLAN.
3. INSTALL INLET PROTECTION FABRIC DROPS BETWEEN THE FRAME AND COVER OF ALL EXISTING YARD BASINS OR INLETS WHICH MAY BE SUSCEPTIBLE TO SEDIMENT EROSION FROM THE PROPOSED CONSTRUCTION AS SHOWN IN THESE PLANS.
4. WHILE MAINTAINING A VEGETATIVE BUFFER WHENEVER POSSIBLE STRIP AND STOCKPILE TOPSOIL ABOVE AREAS OF PROPOSED EXCAVATION OR GRADING FOR LATER USE ON SITE. PLACE STOCKPILED TOPSOIL IN AREAS WHICH ARE NEITHER SUBJECT TO HIGH RUNOFF NOR ALONG STEEP SLOPES SEED AND MULCH STOCKPILES IMMEDIATELY TO PREVENT WIND BLOWN SEDIMENT POLLUTION AND EXCESSIVE DUST.
5. EXCAVATE FOR PROPOSED PARKING LOT AND UTILITY CONSTRUCTION AS NECESSARY. DO NOT EXPOSE AREAS FAR IN ADVANCE OF THE PROPOSED CONSTRUCTION FOR THAT AREA. ROUGHEN AND SCARIFY EXPOSED SURFACES TO REDUCE RUNOFF VELOCITY AND SEDIMENTATION. MAINTAIN VEGETATION WHENEVER POSSIBLE TO PROVIDE A NATURAL BUFFER.
6. AFTER COMPLETION OF THE PROPOSED UTILITIES, INSTALL INLET PROTECTION FABRIC DROPS IN ALL INLETS. PLACE INLET PROTECTION FENCE AROUND ALL INLETS.
7. INSTALL TEMPORARY STONE FILTER BERMS PERPENDICULAR TO EXPOSED STEEP SLOPES AS NECESSARY ALONG THE PROPOSED STREETS TO REDUCE RUNOFF VELOCITY AND SEDIMENTATION.
8. TOPSOIL, SEED, APS SILT STOP, FERTILIZE AND MULCH ALL EXPOSED AREAS AS SOON AS FEASIBLE TO PROTECT AND RESTORE PERMANENT VEGETATION, ESPECIALLY BERMS/SLOPES.
9. WATER EXPOSED GROUND REGULARLY TO CONTROL AIRBORNE PARTICULATE MATTER.
10. THE SITE WILL BE PERIODICALLY INSPECTED BY MERIDIAN TOWNSHIP PUBLIC WORKS AND ENGINEERING. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE RULES AND REGULATIONS OF THAT OFFICE.
11. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AFTER PERMANENT MEASURES ARE IN PLACE AND THE AREA IS STABILIZED.

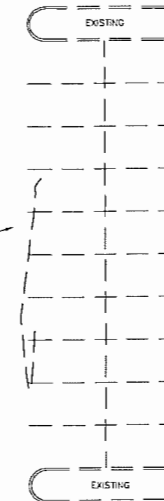
CONSTRUCTION PLANS FOR:
1619 Haslett Road
MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

STREET SWEEPING NOTES:
HASLETT RD, MARSH RD. & VACANT ALLEY SHALL BE KEPT CLEAN AND FREE OF TRACKED SEDIMENT. A STREET SWEEPER OR A BOBCAT WITH A BROOM ATTACHMENT SHOULD BE KEPT ON SITE TO DEAL WITH ANY OFF-SITE TRACKING AS IT OCCURS.

BENCHMARK #2



LEGAL DESCRIPTION:
AS PROVIDED IN TAX DESCRIPTION FOR PARCEL 33-02-02-10-430-009 PER MERIDIAN TOWNSHIP ASSESSING RECORDS:
LOTS 1 THRU 4 OF ENNIS SUB EXC- BEG @ NW COR LOT 1 ENNIS SUB -E ALONG N LOT LN 25 FT -SWLY TO A PT ON W LOT LN 50 FT S OF NW COR SD LOT -N ALONG W LOT LN 50 FT TO POB, ALSO THAT PART OF W 1/2 OF VACATED EDSON ST LYING S OF HASLETT RD & ADJACENT TO LOTS 3 & 4 ENNIS SUB

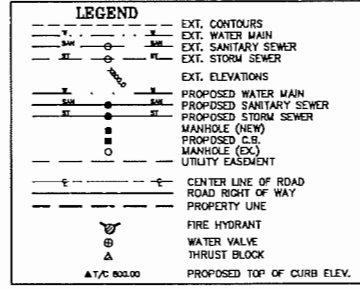


CONSTRUCTION SCHEDULE & SEQUENCING:	2018											
	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
PLACE AND MAINTAIN TEMPORARY EROSION CONTROLS												
TOPSOIL STRIPPING & STOCKPILING												
ON-SITE UTILITIES CONSTRUCTION												
SITE GRADING & EXCAVATION												
ROAD CONSTRUCTION												
TOPSOIL SPREADING												
PERMANENT SEEDING												
FINAL INSPECTIONS & REMOVE TEMPORARY EROSION CONTROLS												

MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET
S-E-S-C KEYING SYSTEM

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
EROSION CONTROLS			
EB	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.

BENCHMARKS:
BENCHMARK #1 ELEVATION: 857.37
PK NAIL IN THE TOP OF THE CURB AT CORNER OF PARKING 18' EAST & 8' SOUTH OF THE SOUTHEAST CORNER OF THE SITE.
BENCHMARK #2 ELEVATION: 857.10
PK NAIL IN THE SOUTHWEST SIDE OF A LIGHT POLE AT THE NORTHWEST CORNER OF EDSON STREET & HASLETT ROAD (78' NORTH OF THE NORTHEAST CORNER OF THE SITE)



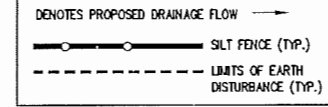
- EX. LEGEND**
- = SET 1/2" BAR WITH CAP
 - = FOUND IRON AS NOTED
 - = DISTANCE NOT TO SCALE
 - = FENCE
 - = ASPHALT
 - = CONCRETE
 - = GRAVEL
 - = EXISTING SPOT ELEVATION
 - = EXISTING CONTOUR ELEVATION
 - = GAS LINE
 - = UNDERGROUND TELEPHONE
 - = UNDERGROUND TELEVISION
 - = UNDERGROUND ELECTRIC
 - = OVERHEAD WIRES
 - = DECIDUOUS TREE
 - = CONIFEROUS TREE
 - = BUSH/SHRUB
- EX. TREE LEGEND:**
- A = APPLE
 - CA = CRAB APPLE
 - L = LOCUST

- EX. SEWER INVENTORIES:**
- = SANITARY MANHOLE
 - = DRAINAGE MANHOLE
 - = ELECTRIC MANHOLE
 - = TELEPHONE MANHOLE
 - = CATCHBASIN
 - = SANITARY CLEANOUT
 - = FIRE HYDRANT
 - = VALVE
 - = UTILITY POLE
 - = LIGHT POLE
 - = TRAFFIC LIGHT
 - = GUY WIRE
 - = UTILITY PEDESTAL
 - = TRANSFORMER
 - = ELECTRIC METER
 - = GAS METER
 - = WATER METER
 - = MONITOR WELL
 - = SIGN
 - = POST
 - = FILL PORT (TO REMAIN)
 - = FUEL VAULT (TO REMAIN)

NOTE: WATER SHALL HAVE 10' HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.

SOIL TYPE:
URBAN LAND- MAN MADE

TOTAL ACRES = 0.92 ACRES
AREA DISTURBED = 0.94 ACRES



NOTE: STORM WATER RUNOFF FROM THIS SITE WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
NOTE: ANY STOCKPILING OF SOIL SHALL BE SURROUNDED BY SILT FENCE, SEEDED IF LEFT OVER 30 DAYS.



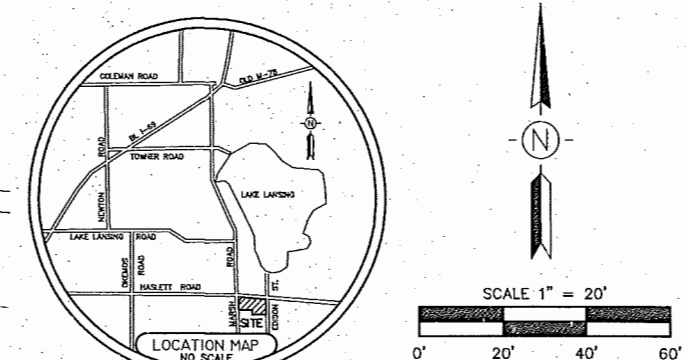
REVISIONS	DATE	BY	DESCRIPTION
1-22-18			
8-1-17			
5-28-17			
10-18-17			

KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

1619 Haslett Road
SOIL EROSION CONTROL PLAN

SCALE: 1" = 20'
DATE: 8-23-15
DESIGNER: JMK
PROJECT MGR: JMK
APPROVED BY: JMK
AUTHORIZED BY: CBG HOLDINGS
JOB #: 89652

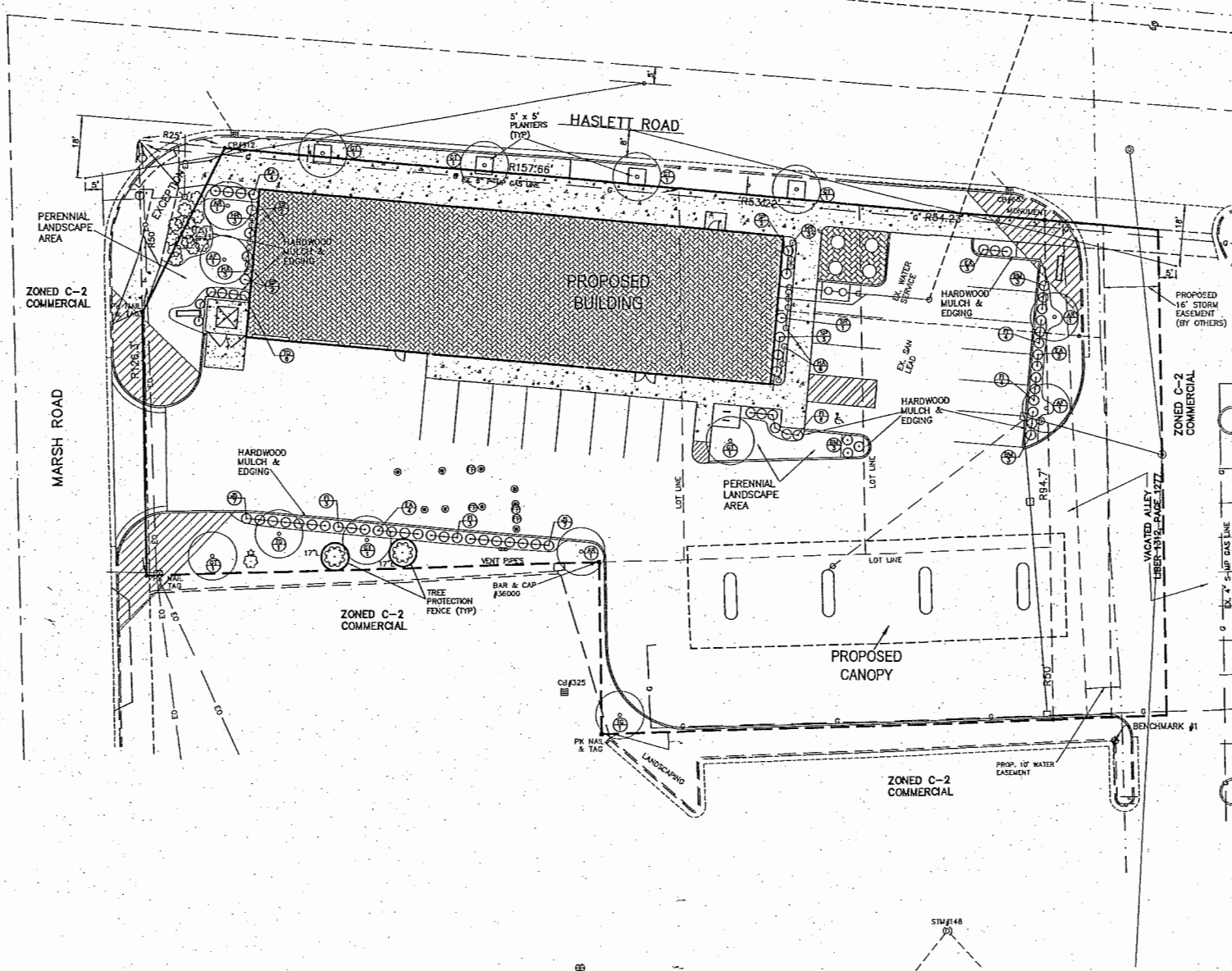
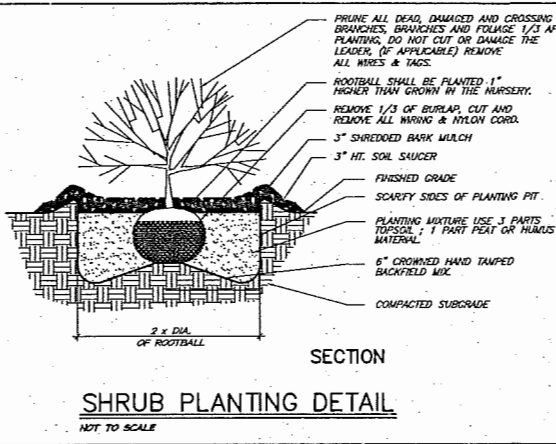
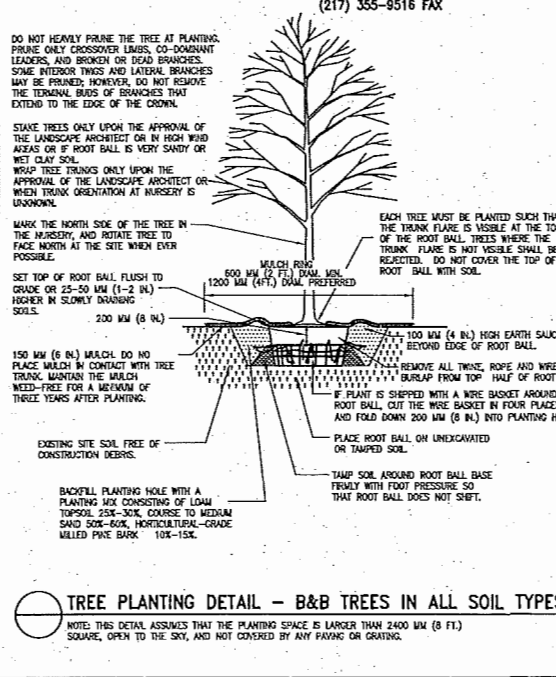
CONSTRUCTION PLANS FOR:
1619 Haslett Road
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



LEGAL DESCRIPTION:
 AS PROVIDED IN TAX DESCRIPTION FOR PARCEL 33-02-02-10-430-009 PER MERIDIAN TOWNSHIP ASSESSING RECORDS:
 LOTS 1 THRU 4 OF ENNIS SUB EXC- BEG @ NW COR LOT 1 ENNIS SUB -E ALONG N LOT LN 25 FT -SWLY TO A PT ON W LOT LN 50 FT S OF NW COR SD LOT -N ALONG W LOT LN 50 FT TO POB, ALSO THAT PART OF W 1/2 OF VACATED EDSON ST LYING S OF HASLETT RD & ADJACENT TO LOTS 3 & 4 ENNIS SUB

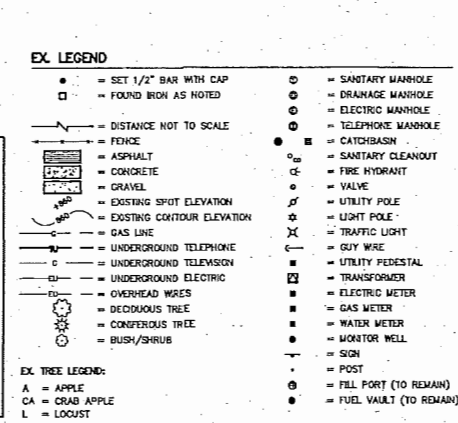
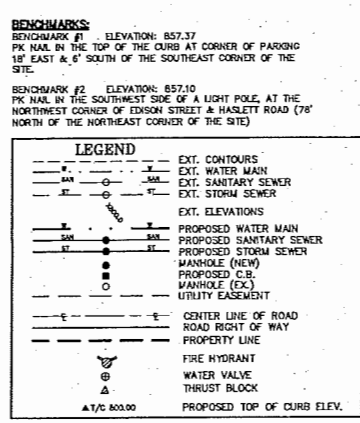
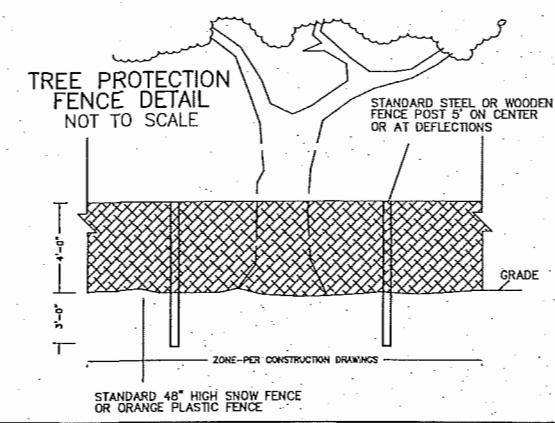
- LANDSCAPE NOTES**
- INSTALL 3" X 12 GA. EDGING TO SEPARATE LAWN FROM PLANTING BED. (AROUND SHRUBS ONLY)
 - INSTALL 3" DEEP SHREDDED BARK MULCH TO ALL PLANTING AREAS/BEDS AND TREE SAUCERS (NO POLY-FILM).
 - INSTALL A KENTUCKY BLUEGRASS SOD (SUN/SHADE VARIETY) THAT IS FREE OF WEEDS.
 - SEED AREAS WITH THE FOLLOWING:
 25% STURTEVANT KENTUCKY BLUEGRASS
 25% MASSAM KENTUCKY BLUEGRASS
 20% ARTIST KENTUCKY BLUEGRASS
 10% PERENNIAL RYE GRASS
 APPLY AT THE RATE OF 2 TO 3 LBS. PER 1,000 SQUARE FOOT.
 - CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES, AS WELL AS THE LOCATION OF EXISTING TREES AND VEGETATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE/REMOVAL OF SAID ELEMENTS.
 - ANY DISCREPANCIES BETWEEN PLANS, NOTES, DETAILS AND EXISTING CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR REVIEW AND DECISION. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
 - CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING MATERIALS/IMPROVEMENTS, DAMAGED DURING CONSTRUCTION.
 - SITE BOUNDARY, TOPOGRAPHY, UTILITIES AND OTHER BASE INFORMATION PROVIDED BY OTHERS.
 - CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT SCHEDULES AND THOSE INDICATED ON PLANS. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF QUANTITIES DRAWN.
 - CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO PLANT MATERIAL LOCATIONS IN FIELD, AS NECESSARY. THE LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
 - ALL PLANT MATERIAL SHALL BE OF THE SIZES CALLED FOR IN THE PLANT SCHEDULES. ANY PLANT MATERIAL NOT MEETING THE SIZE AND/OR QUALITY AS CALLED FOR SHALL BE REMOVED FROM SITE. ALL TREES SHALL BE INSPECTED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE.
 - ALL PROPOSED TREES OVER 2" CAL. SHALL BE GUYED/STAKED SECURE. SEE EVERGREEN TREE PLANTING/GUYING DETAIL, OR DECIDUOUS TREES PLANTING/STAKING DETAIL WHERE APPLICABLE.
 - ALL PLANTING BEDS TO BE TREATED WITH PRE-EMERGENT HERBICIDE. CONTRACTOR SHALL INSURE THAT PROPOSED PLANT MATERIAL IS RESISTANT TO THE HERBICIDE PROPERTIES AND THAT HERBICIDE APPLICATION FOLLOWS THE MANUFACTURER'S SPECIFICATIONS AND IS APPLIED IN ACCORDANCE WITH SOUND HORTICULTURAL PRACTICES.
 - CONTRACTOR SHALL DETERMINE APPROPRIATE PLANTING BACKFILL MIXES (BASED ON SOILS/SUBSURFACE CONDITIONS) AND REVISION ALTERNATIVES WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

INTERNATIONAL SOCIETY OF ARBORICULTURE
 1400 WEST ANTHONY DRIVE
 CHAMPAIGN, IL 61821
 (217) 355-9411
 (217) 355-9516 FAX



PLANT LIST SCHEDULE

QUANT.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
3	AR	RED SUNSET MAPLE	ACER RUBRUM "RED SUNSET"	2.5" CAL.	B & B
2	TD	GREENSPYRE LITTLELEAF LINDEN	TILIA TOMENTOSA "GREENSPYRE"	2.5" CAL.	B & B
7	GT	SKYLINE HONEY LOCUST	GLUCONIA TRISTRANCKII "SKYLINE"	2.5" CAL.	B & B
2	AF	AUTUMN BLAZE MAPLE	ACER FREEMANI	2.5" CAL.	B & B
SHRUBS					
1	FI	LYNWOOD GOLD FORSYTHIA	FORSYTHIA X INTERMEDIA "LYNWOOD GOLD"	24"-32" HT.	CONT.
13	EA	BURNING BUSH	EUONYMUS ALATUS COMPACTUS	24"-36" HT.	CONT.
9	EM	LITTLELEAF BOXWOOD	BUXUS MICROPHYLLA "WINTER GEM"	24" HT.	CONT.
17	JS	SEAURUM JUMPER	JANIPERUS SEAGREEN	24" HT.	CONT.
8	TD	WOODWARD GLOVE ABSORPTIVE	TRISA OCCIDENTALIS "WOODWARD"	24" HT.	CONT.
7	SP	SPIRAEA - LITTLE PRINCESS	SPIRAEA X BENALDA "LITTLE PRINCESS"	24" HT.	CONT.
3	SR	SPIRAEA - GOLD FLAME	SPIRAEA X BENALDA "GOLD FLAME"	24" HT.	CONT.
9	HA	HOSTA - AUREOMARINATE	HOSTA FORTIAND	12" HT.	CONT.
6	HR	HOSTA - ROYAL STANDARD	HOSTA "ROYAL STANDARD"	12" HT.	CONT.



EX. SEWER INVENTORIES:
 STORM MANHOLE #149
 TOC- 854.79
 8" PVC SE- 854.41
 8" CONC. SW- 854.19
 SINC- 853.99
 CATCH BASIN #325
 TOC- 857.14
 TOP OF DEBRIS- 854.74
 CATCH BASIN #998
 TOC- 858.56
 4" CLAY INW- 856.82
 CATCH BASIN #655
 TOC- 856.28
 12" CONC. NW- 852.28
 CATCH BASIN #912
 TOC- 859.21
 12" CONC. NW- 855.07

NOTE: WATER SHALL HAVE 10" HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.

APPROVED
 Date: 2/23/18 By: [Signature]
 RECEIVED
 JAN 7 4 2018

JEFFREY W. KYES
 ENGINEER
 LICENSED PROFESSIONAL ENGINEER
 046798

REVISIONS

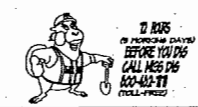
8-1-17	SUBMITTAL
8-28-17	SCALE
10-15-17	KDC
1-22-18	

KEBS, INC. BRYAN LAND SURVEYS
 2118 HASLETT ROAD, HASLETT, MI 48840
 PH. 517-339-1014 FAX. 517-339-8047
 Marshall Office
 Ph. 269-781-9800

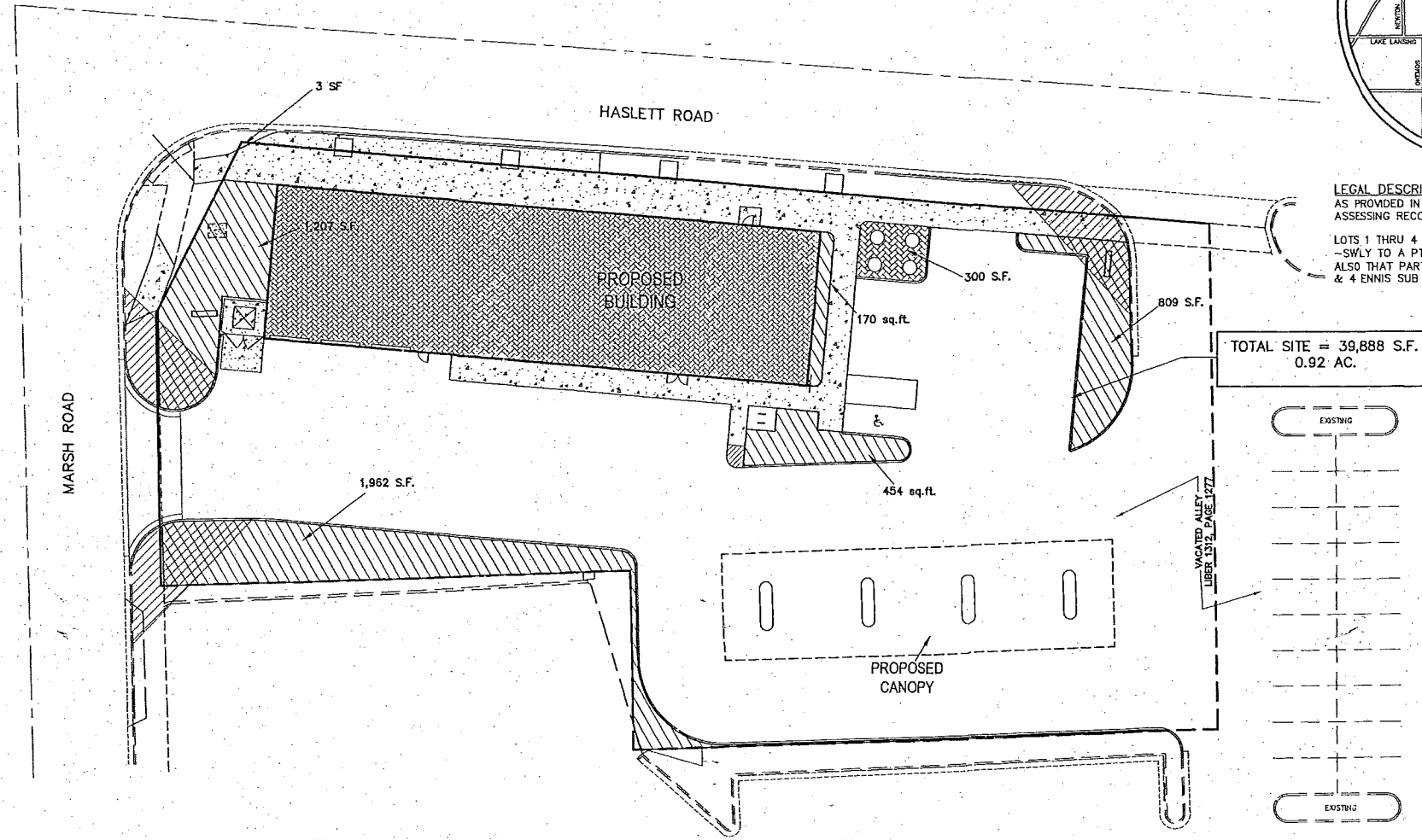
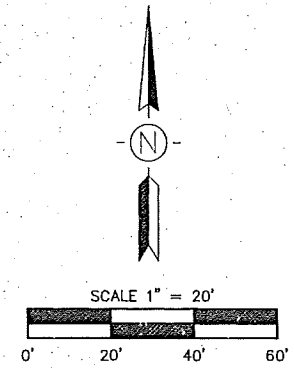
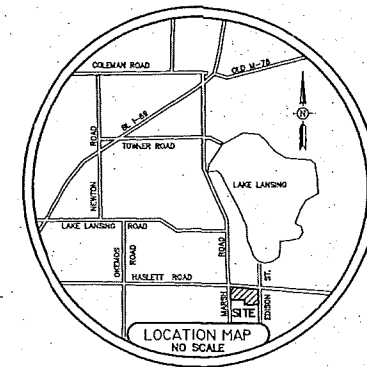
1619 Haslett Road
 LANDSCAPE PLAN

SCALE: 1" = 20'
 DATE: 9-23-15
 AUTHORIZED BY: CBG HOLDINGS

DESIGNER: JMK
 PROJECT MGR: JMK
 APPROVED BY: JMK
 SHEET 5 OF 9
 JOB #: 89652

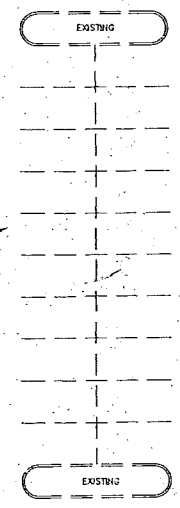


CONSTRUCTION PLANS FOR:
1619 Haslett Road
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



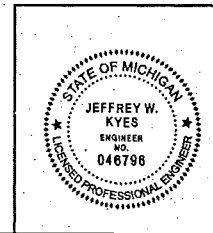
TOTAL SITE = 39,888 S.F.
 0.92 AC.

LEGAL DESCRIPTION:
 AS PROVIDED IN TAX DESCRIPTION FOR PARCEL 33-02-02-10-430-009 PER MERIDIAN TOWNSHIP ASSESSING RECORDS:
 LOTS 1 THRU 4 OF ENNIS SUB EXC- BEG @ NW COR LOT 1 ENNIS SUB -E ALONG N LOT LN 25 FT -SWLY TO A PT ON W LOT LN 50 FT S OF NW COR SD LOT -N ALONG W LOT LN 50 FT TO POB, ALSO THAT PART OF W 1/2 OF VACATED EDSON ST LYING S OF HASLETT RD & ADJACENT TO LOTS 3 & 4 ENNIS SUB



TOTAL IMPERVIOUS AREA
 34,983 S.F./39,888 S.F. x 100 = 87.70%
 TOTAL PERVIOUS AREA
 4,905 S.F./39,888 S.F. x 100 = 12.30%

APPROVED
 Date: 2/23/18 By: *M. J. Kyles* JAN 24 2018



REVISIONS 9-1-17 SUBMITTAL 9-28-17 STREET SCALE 10-16-17 IODC 1-22-18	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-8900 1619 Haslett Road PROPOSED PERVIOUS/IMPERVIOUS PLAN SCALE: 1" = 20' DATE: 9-23-15 AUTHORIZED BY: CBG HOLDINGS	DESIGNED BY: JWK PROJECT MGR: JWK APPROVED BY: JWK SHEET 6 OF 9 JOB # 89652
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BENCHMARKS:
 BENCHMARK #1 ELEVATION: 857.37
 PK NAIL IN THE TOP OF THE CURB AT CORNER OF PARKING 18' EAST & 6' SOUTH OF THE SOUTHEAST CORNER OF THE SITE.
 BENCHMARK #2 ELEVATION: 857.10
 PK NAIL IN THE SOUTHWEST SIDE OF A LIGHT POLE, AT THE NORTHWEST CORNER OF EDSON STREET & HASLETT ROAD (7'6" NORTH OF THE NORTHEAST CORNER OF THE SITE)

LEGEND

--- EXT. CONTOURS --- EXT. WATER MAIN --- EXT. SANITARY SEWER --- EXT. STORM SEWER --- EXT. ELEVATIONS --- PROPOSED WATER MAIN --- PROPOSED SANITARY SEWER --- PROPOSED STORM SEWER --- MANHOLE (NEW) --- MANHOLE (EX.) --- UTILITY EASEMENT --- CENTER LINE OF ROAD --- ROAD RIGHT OF WAY --- PROPERTY LINE --- FIRE HYDRANT --- WATER VALVE --- THRUST BLOCK --- PROPOSED TOP OF CURB ELEV.	--- DISTANCE NOT TO SCALE --- FENCE --- ASPHALT --- CONCRETE --- GRAVEL --- EXISTING SPOT ELEVATION --- EXISTING CONTOUR ELEVATION --- GAS LINE --- UNDERGROUND TELEPHONE --- UNDERGROUND TELEVISION --- UNDERGROUND ELECTRIC --- OVERHEAD WIRES --- DECIDUOUS TREE --- CONIFEROUS TREE --- BUSH/SHRUB --- EX. TREE LEGEND: A = APPLE CA = CRAB APPLE L = LOGUIST	--- SANITARY MANHOLE --- BRIMMAGE MANHOLE --- ELECTRIC MANHOLE --- TELEPHONE MANHOLE --- CATCHBASIN --- SANITARY CLEANOUT --- FIRE HYDRANT --- VALVE --- UTILITY POLE --- LIGHT POLE --- TRAFFIC LIGHT --- GUY WIRE --- UTILITY PEDESTAL --- TRANSFORMER --- ELECTRIC METER --- GAS METER --- WATER METER --- MONITOR WELL --- SIGN --- POST --- FILL PORT (TO REMAIN) --- FUEL VALVE (TO REMAIN)
--	---	--

EX. SEWER INVENTORIES:

STORM MANHOLE #148 TDC- 855.79 8" PVC SE- 854.41 8" CONC. SW- 854.19 SUMP- 853.99 CATCH BASIN #325 TDC- 857.14 TOP OF DEBRIS- 854.74 CATCH BASIN #398 TDC- 858.56 4" CLAY NNW- 856.82 CATCH BASIN #685 TDC- 856.28 12" CONC. NW- 852.28 CATCH BASIN #912 TDC- 859.21 12" CONC. NW- 856.07	NOTE: WATER SHALL HAVE 10' HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.
---	---

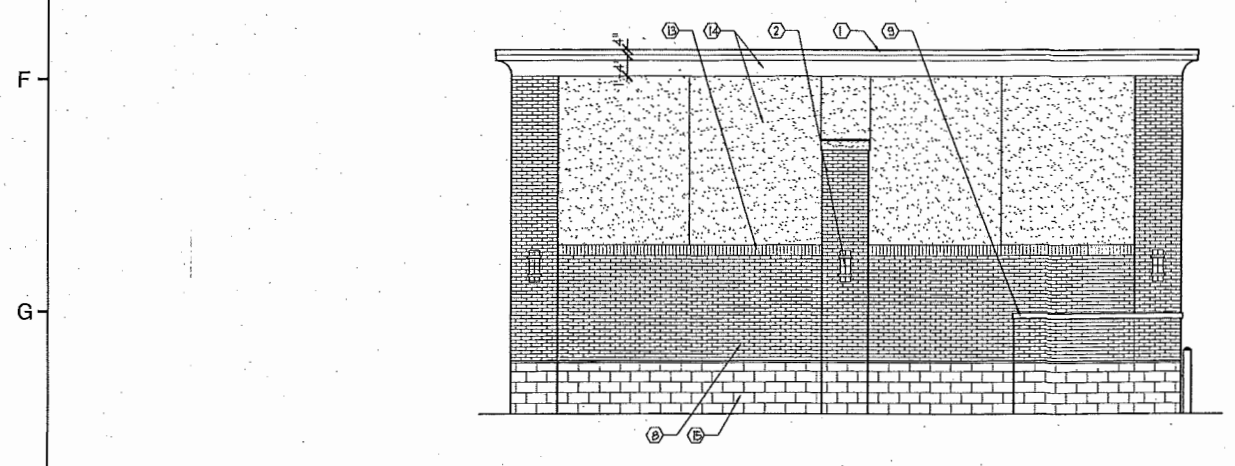




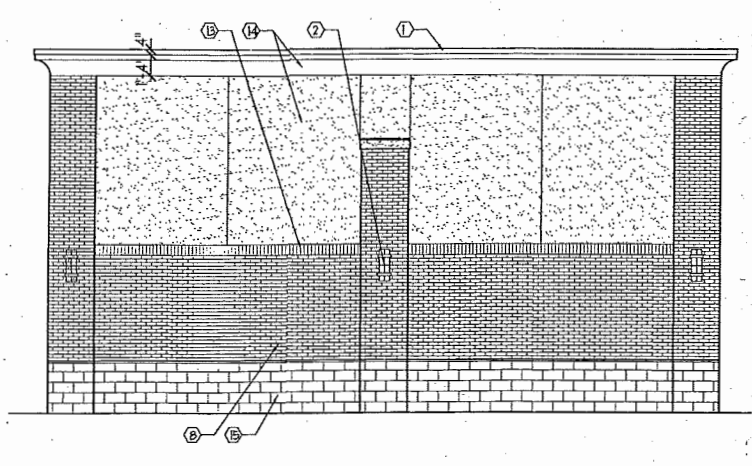
1 PARKING LOT ELEVATION
SCALE: 3/8"=1'-0"



2 STREET SIDE ELEVATION
SCALE: 3/8"=1'-0"



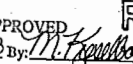
3 LEFT SIDE ELEVATION
SCALE: 3/8"=1'-0"



4 RIGHT SIDE ELEVATION
SCALE: 3/8"=1'-0"

ELEVATION KEYED NOTES

- ① PRE-FINISH METAL COPING
- ② STEEL CANOPY
- ③ DECORATIVE WALL MOUNTED LIGHT FIXTURE
- ④ INSUL. GLASS WINDOW SET IN ALUM. FRAME
- ⑤ CANVAS CANOPY
- ⑥ TEMP. GLASS DOOR SET IN ALUM. FRAME
- ⑦ WOOD PANEL
- ⑧ BRICK (COLOR TBD)
- ⑨ CONCRETE CAP
- ⑩ DECORATIVE ELEMENT
- ⑪ SIGN AREA
- ⑫ OVERHEAD DOOR
- ⑬ SOLDIER COURSE BRICK (COLOR TBD)
- ⑭ EIFS
- ⑮ BURNISHED BLOCK OR SPLIT FACE BLOCK
- ⑯ REGULAR BLOCK

APPROVED  RECEIVED
Date: 2/23/18 By: M. J. Frumboe JAN 24 2018

SERRA - MARKO & ASSOCIATES
ARCHITECTURAL DESIGNERS
185 E Big Beaver, Suite 106 Troy, MI 48063
Tel: 248.457.6903 Fax: 248.457.6906
Email: info@s-m-associates.com
Website: www.s-m-associates.com

ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

PREPARED IN COLLABORATION WITH D'ANNA ASSOCIATES, INC.



PROJECT NAME:
HASLETT GAS STATION

SITE PLAN APPROVAL
06-05-2017

ADDRESS:
1619 HASLETT RD.
MERIDIAN TWP, MI 48840

JOB NO. 16-0419

ISSUANCES

NO	DESCRIPTION	DATE	BY
1	SITE PLAN APPROVAL	10/20/18	EM/IM
2	SITE PLAN APPROVAL	06/05/17	EM/IM

SHEET TITLE
BUILDING ELEVATIONS

DWG. NO.
A2.0.1

SERRA - MARKO & ASSOCIATES
ARCHITECTURAL DESIGNERS
 189 E Big Beaver, Suite 106 Troy, MI 48063
 Tel: 248-457-8903 Fax: 248-457-8906
 Email: info@s-m-associates.com
 Website: www.s-m-associates.com

ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

PREPARED IN COLLABORATION WITH DANNA ASSOCIATES, INC.



PROJECT NAME:
HASLETT GAS STATION

SITE PLAN APPROVAL
 06-05-2017

ADDRESS:
 1619 HASLETT RD.
 MERIDIAN TWP, MI 48840

JOB NO. 16-0419

ISSUANCES

NO	DESCRIPTION	DATE	BY
1	SITE PLAN APPROVAL	10/20/16	EM/IM
2	SITE PLAN APPROVAL	06/05/17	EM/IM

SHEET TITLE

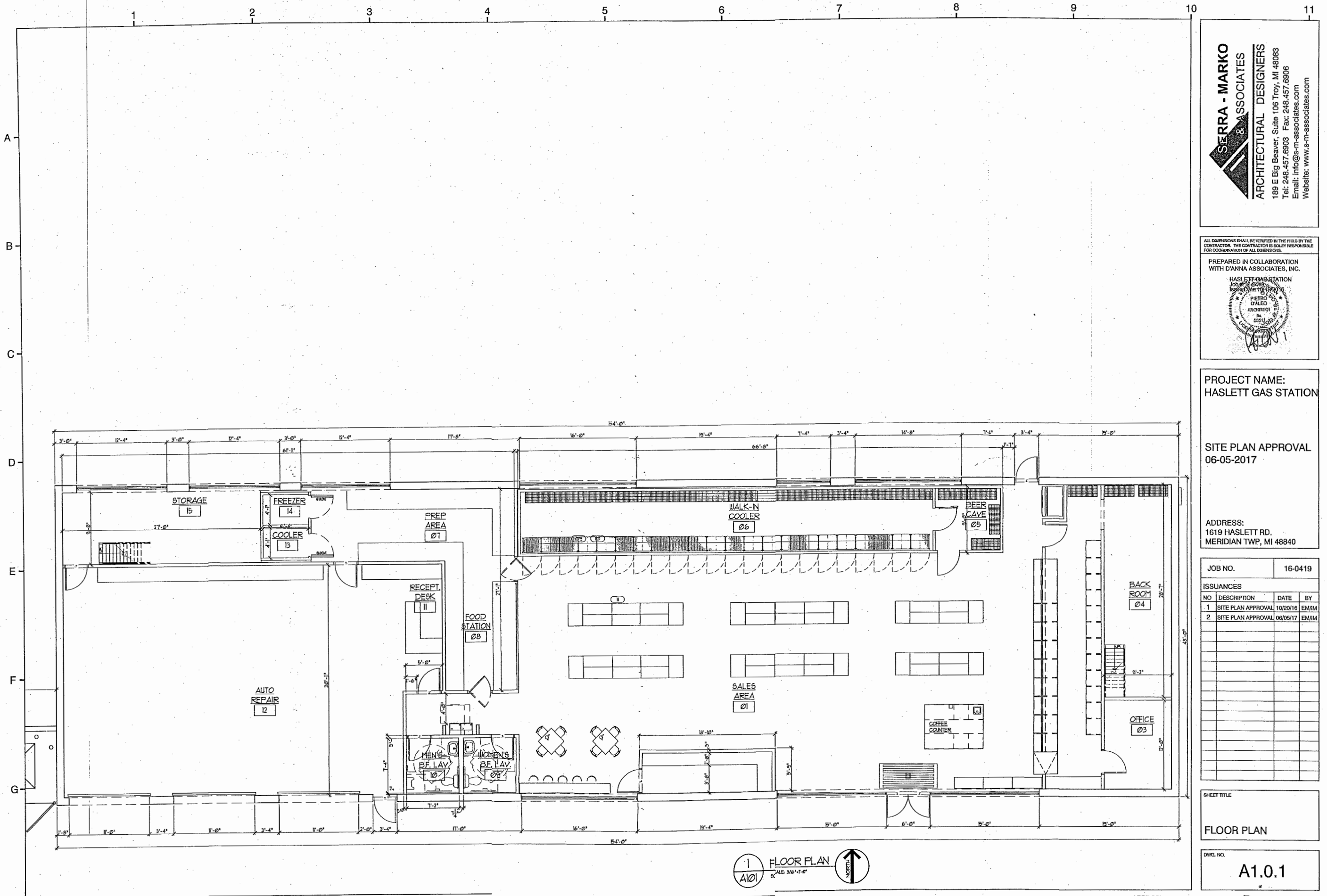
FLOOR PLAN

DWG. NO.

A1.0.1

APPROVED
 Date: 2/23/18 By: M. Kowalski

RECEIVED
 JAN 24 2018



1 FLOOR PLAN
 A1.0.1
 SCALE 3/8"=1'-0"
 NORTH